

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The replat of Lot 1 of Short Plat 2840 into two lots.

Proponent Dale/Elisabeth Harkins
42429 N. River Road
Benton City WA 99320

File No. **EA 2014-020**

Location of proposal, including street address, if any: Lot 1 of Short Plat 2840 in Section 7, Township 9 North, Range 27 East, W.M.

Lead agency: **BENTON COUNTY**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

THERE IS NO COMMENT PERIOD FOR THIS DNS.

If you have questions about this DNS or the details of the proposal, contact Michael Shuttleworth using the information below.

Responsible Official: Michael Shuttleworth

Position/Title: Planning Manager

Address: P.O. Box 910, Prosser WA 99350

- Email planning.department@co.benton.wa.us
- Phone/Fax: (509)786-5612/(509) 786-5629;

DATE OF ISSUE: August 5, 2014

Signature: 

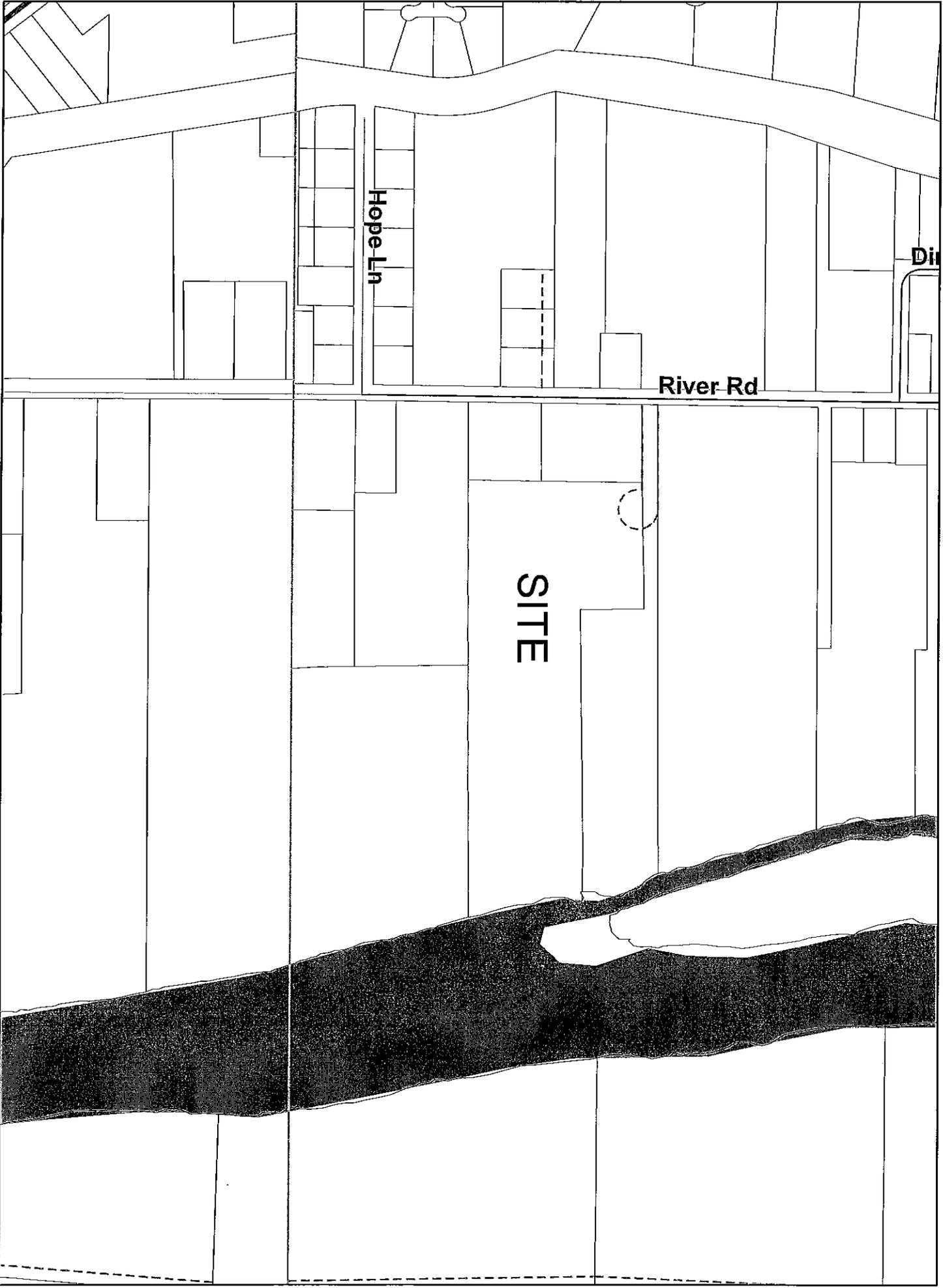
CLARK A. POSEY,
Assistant Planning Manager

THERE IS NO AGENCY APPEAL.

DISTRIBUTION:

Applicant
News Media
Benton County Building Office
Dept. of Natural Resources-Olympia
Dept. of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
City of Benton City
Benton Franklin Dist. Health Dept.
Kiona Irrigation District
Department of Transportation

Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Fire District #2
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Office of Arch. & Historic Preservation
Futurewise



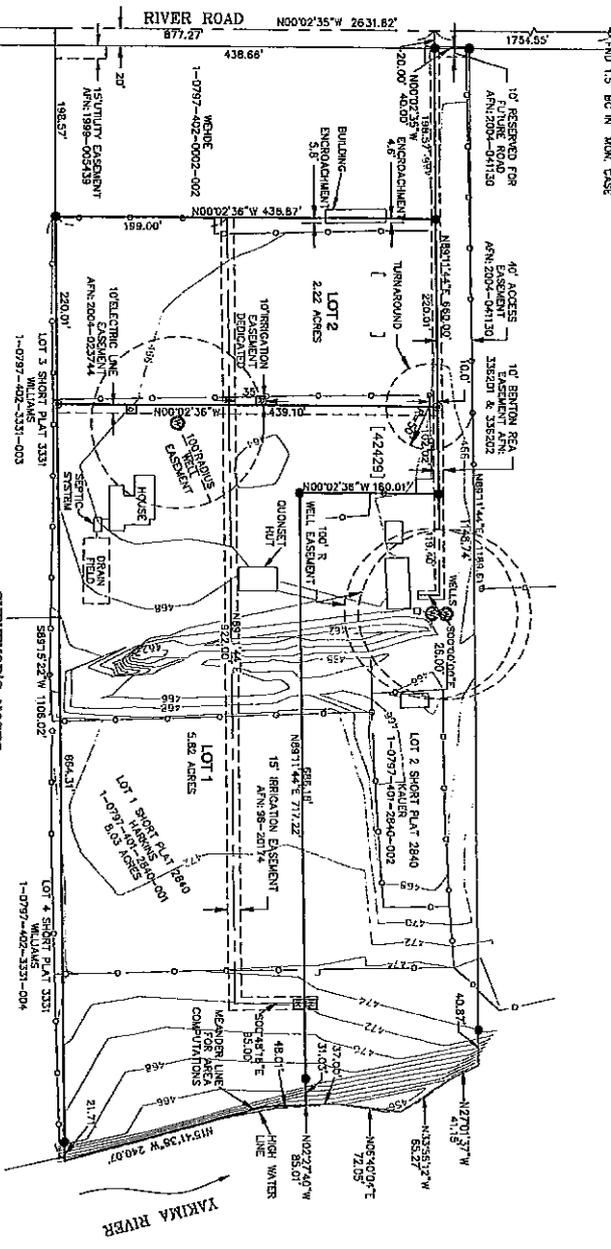
Hope Ln

River Rd

SITE

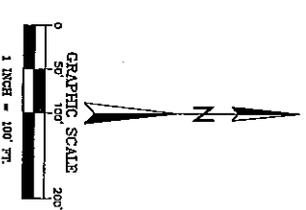
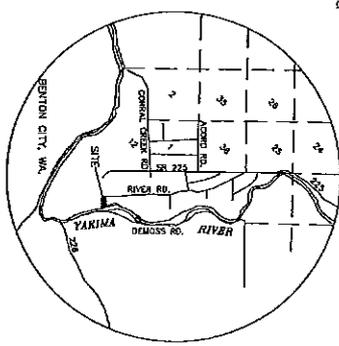
EA 2014-020

CENTER 1/4 COR. SEC. 7, 13N., R.27E.
 AND 1/4 SEC. IN MON. CASE



7
 16
 1/4 COR. SEC. 7, 13N., R.27E.
 AND 1/4 SEC. IN MON. CASE

NEIGHBORHOOD MAP



APPROVALS

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE BENTON COUNTY SHORT PLAT ADMINISTRATION DISTRICT. THE BENTON COUNTY SHORT PLAT ADMINISTRATION DISTRICT HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE BENTON COUNTY SHORT PLAT ACT AND THE BENTON COUNTY SHORT PLAT REGULATIONS. THE BENTON COUNTY SHORT PLAT ADMINISTRATION DISTRICT HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE BENTON COUNTY SHORT PLAT ACT AND THE BENTON COUNTY SHORT PLAT REGULATIONS. THE BENTON COUNTY SHORT PLAT ADMINISTRATION DISTRICT HAS REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE BENTON COUNTY SHORT PLAT ACT AND THE BENTON COUNTY SHORT PLAT REGULATIONS.

DATE _____ TITLE _____
 DATE _____

BENTON COUNTY SHORT PLAT ADMINISTRATOR

SURVEYOR'S NOTES

1. DATE OF SURVEY/REVISIONS: MAY 28, 2014.
2. BASIS OF BEARING SURVEY PLAT NO. 2840 (R1) VOLUME 1 OF SHORT PLATS, PAGE 2840, RECORDS OF BENTON COUNTY, WASHINGTON.
3. UNITS OF MEASURE: US SURVEY FEET, ROUNDING DOWN.
4. EQUIPMENT/PROCEDURES: TOPCON Hiper GSK2, PPK METHOD, UNDER CLOSURES KEPT ON BOGDED STANDARDS CONTAINED IN WAC 33-130-090.
5. VERTICAL DATUM: NAVD83.
6. CONTOUR INTERVAL: 2 FEET.
7. ROUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 48744"
8. SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 48744"
9. REBAR/STAKE SERVICE
10. TRANSFER SERVICE
11. THIS SHORT PLAT WAS PREPARED IN ACCORDANCE WITH SHORT PLAT CERTIFICATE NO. 110212 ISSUED BY BENTON-FRANKLIN TITLE COMPANY.
12. THIS SHORT PLAT WAS PREPARED IN ACCORDANCE WITH SHORT PLAT CERTIFICATE NO. 110212 ISSUED BY BENTON-FRANKLIN TITLE COMPANY.

SHORT PLAT NOTES

1. ADDRESS NUMBERS (NOTED IN BRACKETS) ARE SUBJECT TO CHANGE UNTIL THE EXACT LOCATION OF ACCESS ONTO THE PROPERTY IS ESTABLISHED. THE UNIT'S EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE OF THE SHORT PLATED PROPERTY'S CURB/UTILITY PROVIDER, SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRICAL, POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES TO AND OR THROUGH SAID TRACT.
2. LIMITED SCALE TESTING OF LOTS 1 AND 2 IN THIS SHORT PLAT REVEALED AN EXTREMELY GRAVELY TYPE (TYPE 1A) SOIL CONDITION. ANY SEWAGE DISPOSAL SYSTEMS TO BE PERMITTED ON THESE LOTS MAY BE REQUIRED TO MEET TREATMENT STANDARDS FOR TYPE 1A SOIL.
3. PRIOR TO THE GRANTING OF A BUILDING OR FACTORY ASSIGNED STRUCTURE (FAS) PERMIT FOR EACH LOT BY THE COUNTY, THE APPLICANT FOR A BUILDING OR FAS PERMIT MUST COMPLY WITH RCW 90.44.050 REGARDING PUBLIC UTILITY EASEMENTS. THE APPLICANT FOR A BUILDING OR FAS PERMIT MUST DEMONSTRATE THAT PORTABLE WATER IS LEGALLY AVAILABLE BY PRESENTING: (a) EVIDENCE OF A VALID WATER RIGHT PERMIT FROM THE WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR THE PROPOSED WELLS FOR EACH LOT; (b) A WATER WELL REPORT FILED AND RECEIVED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY; (c) A WRITTEN APPROVAL OF THE WASHINGTON STATE BOARD OF HEALTH THAT A CENTRAL OR GROUP FEEDS WATER SUPPLY SYSTEM HAS BEEN INSTALLED AND IS AVAILABLE FOR EACH LOT; (d) A CENTRAL OR GROUP FEEDS WATER SUPPLY SYSTEM HAS BEEN INSTALLED AND IS AVAILABLE FOR EACH LOT; (e) NO BUILDING OR FAS OCCUPANCY PERMIT SHALL BE ISSUED UNTIL THE ACCESS EASEMENT HAS BEEN IMPROVED FROM THE LOT TO THE LOT FOR WHICH THE LOT FOR WHICH THE PERMIT IS REQUESTED, TO THE STANDARD PROVIDED IN RCW 90.44.050.
4. ALL STRUCTURES MUST BE AT LEAST 25 FEET BACK FROM ALL ACCESS EASEMENTS.
5. BENTON COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF PRIVATE ACCESS EASEMENTS.
6. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DESIGNATED BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION (FEMA) AND ARE SUBJECT TO THE CONDITIONS SET FORTH BY THE FEDERAL FLOOD INSURANCE ADMINISTRATION. PLEASE CONTACT THE BENTON COUNTY PLANNING DEPARTMENT FOR FURTHER INFORMATION.

SHORT PLAT NO. _____

PORTION OF THE SE 1/4 SECTION 7, TOWNSHIP 9 NORTH, RANGE 27 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 1, SHORT PLAT NO. 2840, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER APPLICANT'S FILE NO. 2004-041130, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED ABOVE AND THAT THE BOUNDARIES ON THE SHORT PLAT AND SHORT PLATED LOTS AS SHOWN SHOWN HEREON.

DALE R. HARKINS _____ TITLE _____
 ELISABETH H. HARKINS _____

AMERICAN BROKERS COMPANY _____ TITLE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF BENTON

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2014 A.D., PERSONALLY APPEARED BEFORE ME DALE R. HARKINS AND ELISABETH H. HARKINS, KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING "OWNER'S CERTIFICATE" AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
 COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2014 A.D., PERSONALLY APPEARED BEFORE ME _____ OF AMERICAN BROKERS COMPANY, A NEW YORK CORPORATION, KNOWN TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING "OWNER'S CERTIFICATE" AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING AT: _____

MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATE

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

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2014, A.D., AT THE REQUEST OF _____
 CHRISTOPHER C. AMANN,
 BENTON COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____



2245 Robertson Drive
 Richland, Washington 98354
 OFFICE 509-375-4823
 FAX 509-371-0999

DATE: 05/19/14
 SCALE: 1"=100'
 DRAWN BY: CCA
 APPROVED BY: CCA
 14055

DALE & ELISABETH HARKINS
 SHORT PLAT
 BENTON CNTY WASHINGTON

