

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant is proposing to replat Lot 2 of Short Plat 2958 into three lots within the Light Industrial Zoning District.

Proponent Sagebrush, LLC
99509 E Brandon Drive
Kennewick, WA 99338

File No. EA 2015-027

Location: The site is located in the Northeast Corner of the intersection of Cottonwood Drive and Wiser Parkway, Kennewick on Lot 2 of Short Plat 2958 in Section 11, Township 8 North, Range 28 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 DETERMINATION

Responsible Official **MICHAEL E. SHUTTLEWORTH, PLANNING MANAGER**
Benton County Planning Dept.
Post Office Box 910 PHONE: (509) 786-5612
Prosser, WA 99350-0910 (509) 736-3086

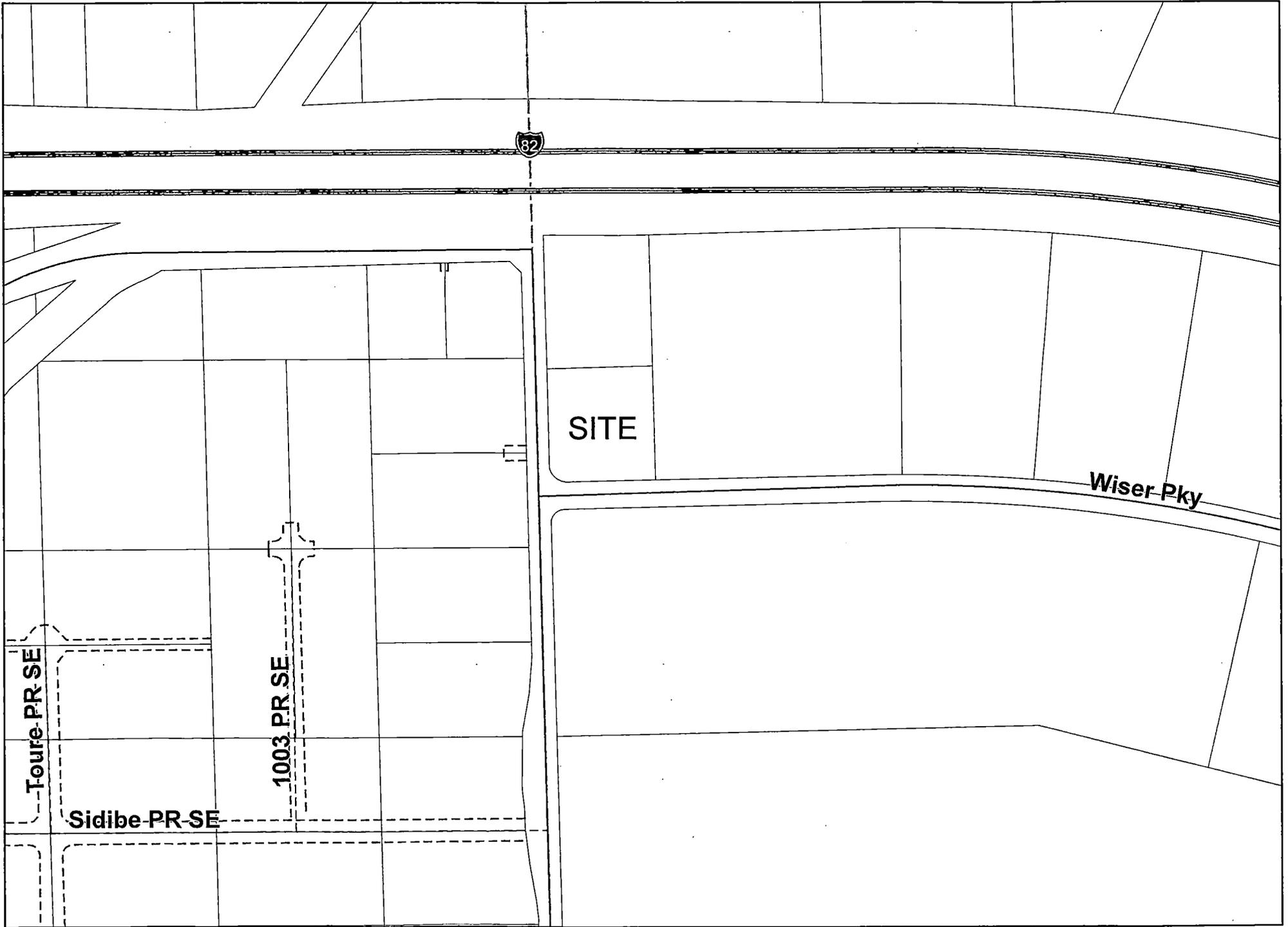
Date October 28, 2015


CLARK A. POSEY, ASSISTANT PLANNING MANAGER

There is no agency appeal.

DISTRIBUTION:

- Benton County Building Office/Benton County Code Enforcement
- Department of Natural Resources
- Benton Clean Air Authority
- Benton County Engineer
- Benton-Franklin Dist. Health Department
- Department of Transportation
- Washington State Department of Health
- Department of Ecology - Olympia Yakima
- Fire District No. 1
- Benton County Fire Marshal
- Dept. of Fish and Wildlife
- Dept. of Reclamation
- Dept. of Archeological/Historic Preservation
- Bureau of Land Management
- Futurewise
- Corps of Engineers
- Department of Agriculture
- Natural Resources Conservation District
- Be Water District*



SHP 2015-015

SHORT PLAT NO. _____

S.W. 1/4 OF THE N.W. 1/4 OF SEC. 11, T.08N., R.28E., W.M.,
BENTON COUNTY, WASHINGTON

DESCRIPTION

LOT 2, AS DELINEATED ON SHORT PLAT NO. 2958 RECORDED UNDER AUDITOR'S RECORDING NO. 2006-030891; RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN HEREON, AND DEDICATED TO THE PUBLIC ALL EASEMENTS SHOWN HEREON.

SAGEBRUSH LLC

SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ 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 _____

NOTARY STAMP
BLACK INK ONLY

NOTES

1. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE UNTIL THE EXACT LOCATION OF ACCESS ONTO THE SHORT PLAT IS DETERMINED.
2. PRIOR TO THE GRANTING OF A BUILDING OR FACTORY ASSEMBLED 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 GROUND WATER. THE APPLICANT FOR A BUILDING OR FAS PERMIT MUST DEMONSTRATE THAT POTABLE 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 FOR AN EXEMPTED WELL THAT COMPLIES WITH THE 5,000 GALLON PER DAY EXEMPTION DESCRIBED IN RCW 90.44.050; OR (C) A WRITTEN APPROVAL OF THE WASHINGTON STATE BOARD OF HEALTH THAT A GROUP (A) OR GROUP (B) PUBLIC WATER SUPPLY SYSTEM HAS BEEN INSTALLED AND IS AVAILABLE FOR PROVIDING POTABLE WATER TO THE LOT.
3. ALL STRUCTURES MUST BE AT LEAST 25' BACK FROM ALL PRIVATE ROAD EASEMENTS.

APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF BENTON, WASHINGTON.

BENTON COUNTY SHORT PLAT ADMINISTRATOR _____ DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PARCEL NO. 111882012958002

TREASURER, BENTON COUNTY _____ DATE _____



VICINITY SKETCH

NOT TO SCALE



SCALE 1" = 50'



BASIS OF BEARING
SP#1-2958

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
TOPCON RTK GPS

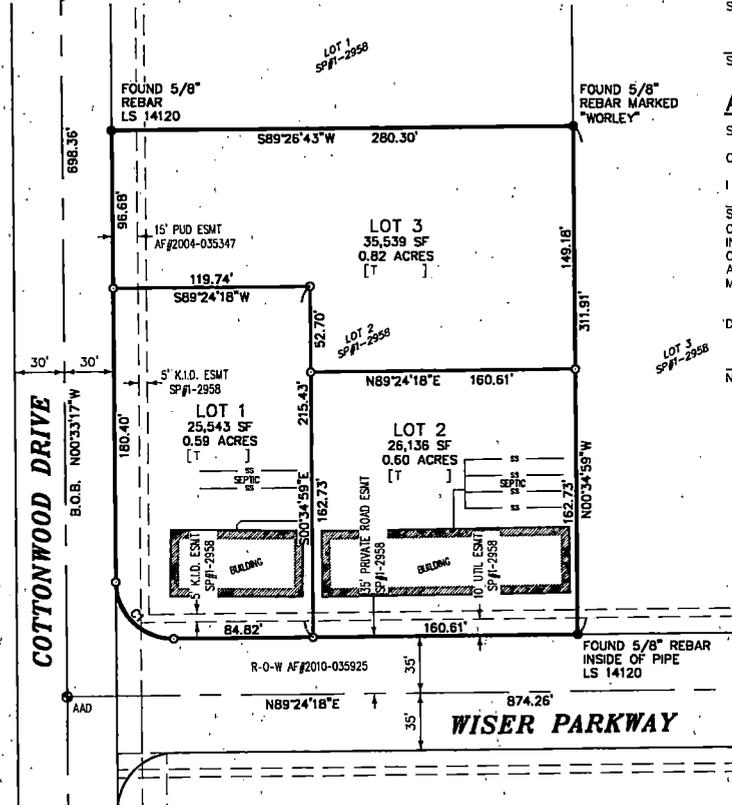
LEGEND

- = SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- ▲ = FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- [T###] = BENTON COUNTY TEMPORARY ADDRESSES



FOUND 3/4" REBAR

FOUND BRIDGE SPIKE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH DIRECTION
C1	55.00	35.00	90°02'25"	49.51'	S45°34'30"E

SURVEYOR'S CERTIFICATE

I, DEREK C. INGALSB, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

DEREK C. INGALSB LS46886 DATE _____



SHORT PLAT FOR

SAGEBRUSH LLC

INDEX

XX	SEC	T.	R.
11	08N	28E	

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2015 AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF SHORT PLATS PAGE _____ AT THE REQUEST OF DEREK C. INGALSB, P.L.S.

BENTON COUNTY AUDITOR INDEX NO. _____ DEPUTY _____ FEE NO. _____



STRATTON SURVEYING & MAPPING, PC
7525 W. DESCRITES PL. UNIT 1C
KENNESAW, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

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DATE: 07/14/15 SHEET 1 OF 2
DRAWN BY: DCI JOB # 2245