

**STAFF REPORT  
STONY HILL SUBDIVISION**

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: Stony Hill, P-13-02  
DATE: September 9, 2013

**I. GENERAL INFORMATION**

Requested Action: WF Limited Partnership has submitted a major subdivision application for a 32 lot. Proposed lot sizes range from 13,000 square feet to 18,000 square feet. Average lot size is 14,960 square feet. The project is proposed to be served by public water and on-site septic systems.

Location: The subject property is located at the intersection of NW Empire Way and 32<sup>nd</sup> Ave NW. The property is further described as being located within the SW Quarter of the NW Quarter of Section 27, Township 23N, Range 20 E., W.M. in Douglas County WA. The Douglas County Assessors Parcel Number is 23202710027.

**II. SITE INFORMATION**

Total Project Size:	12.48 acres
No. of lots	32
Domestic Water:	East Wenatchee Water District
Sewage Disposal:	On-site septic
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Frontier

Site Characteristics: The subject property is characterized as flat with a gentle slope to the west towards NW Fir. No structures are present on the property. The site is also a former orchard.

North: Single family homes, vacant land, orchard  
South: Orchard, Single family homes on large lots  
East: Single family homes  
West: Single family homes on large lots

Access: The subdivision will access NW Fir Avenue. The proposal includes 5 access easements connecting to NW Fir Avenue and 1 access easement connecting to 32<sup>nd</sup> Ave. NW. The access easement will be developed to the Douglas County Road Standards for access easements. All roadway improvements would be the responsibility of the developer.

Zoning and Development Standards: The subject property is located within the Low Residential (R-L) Zoning District, which allows for subdivisions.

The Growth Management Act identifies that urban growth areas are lands intended for annexation by the adjacent city within 20 years. Based on this, Douglas County has

adopted city development regulations within their urban growth areas in order to guide growth according to city standards and ease the transition during future annexations. On March 28, 2007, Douglas County adopted Ordinance 07-01H which adopted sections of Title 17 'Zoning' of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Boundary.

Major Subdivisions:

The requirements of Title 17, "Subdivisions", Douglas County Code, apply to the design and review requirements for approval of major subdivisions of 5 or more lots, parcels or tracts.

**III. COMPREHENSIVE PLAN:**

The Greater East Wenatchee Area Comprehensive Plan designates this property as Low Residential. The density permitted in the Low Residential designation is 6 residences per acre. The following goals and policies set forth in the comprehensive plan are relevant to this development:

HOUSING

GOAL: To provide for a sufficient number of safe, attractive and affordable residences for people of all income levels.

GOAL: To provide for a variety of housing types and densities to ensure a range of affordable housing options for all segments of the community.

GOAL: To insure that public facilities and infrastructure are available to support development at urban densities in advance of or concurrent with development.

POLICY H-1: Require residential development at urban densities to locate within urban growth areas consistent with the comprehensive plan.

POLICY H-6: Require the construction of sound, safe, and sanitary dwelling units.

POLICY H-13: New residential development in the urban growth area must be concurrently served by a full range of urban governmental services. The City and County should designate phasing of development areas not currently served by sanitary sewer. On-site sewage disposal systems are a temporary option that should only be available to properties located within these phasing areas in the UGA when the developer:

POLICY H-21: If the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property.

POLICY H-25: Ensure that new developments provide adequate street illumination.

UTILITIES

GOAL 1: Facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the Area, in a fair and timely manner.

POLICY UT 2: A full range of urban services shall be provided within the entire urban growth area by promoting utility extensions to those areas needing urban services.

POLICY UT 4: Insure that development take into account the timely provision of adequate and efficient utility systems.

POLICY UT 5: The cost of on-site utility improvements or site preparation for developments, such as surface drainage, utilities, and water and sewer systems should be the responsibility of private enterprise.

POLICY UT 7: Facilitate the provision of urban services to all areas in the urban growth area by sizing and locating new services that will efficiently accommodate future service extensions.

POLICY UT 10: Require the under-grounding of utility wires, where feasible.

GOAL 4: Provide sewer service for the East Wenatchee Urban Growth Area.

GOAL 5: Provide an efficient surface and stormwater management system that serves community residences and business in a manner that makes efficient use of limited resources and minimizes damage to public and private property from flooding events.

POLICY UT 25: Require new developments locate required stormwater management facilities on-site unless a regional facility benefiting drainage has been constructed with sufficient excess capacity to serve the development

## TRANSPORTATION

GOAL: Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.

GOAL: Ensure adequate and safe access to property via a system of public and private roads.

POLICY T-5: As development occurs, require the extension of dead-end streets which improve access and circulation.

POLICY T-6: As public and private development occurs, ensure that transportation system improvements have adequate streets, sidewalks and walkways; and are consistent with the transportation and adopted system design.

POLICY T-16: Design transportation facilities within the Greater East Wenatchee Area that minimize adverse environmental impacts resulting from both their construction and use.

POLICY T-18: Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan.

POLICY T-24: All road construction projected shall meet or exceed the minimum requirements for stormwater runoff.

## **IV. ENVIRONMENTAL REVIEW**

Douglas County issued a Determination of Non-significance on August 28, 2013 in accordance with WAC 197-11-355 (Optional DNS).

## **VI. AGENCY AND PUBLIC COMMENTS:**

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as Attachment A.

Two public comment letters were received. These have been included as Attachment B.

## **VII. PROJECT ANALYSIS**

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

### Comprehensive plan consistency:

The proposal is consistent with the goals and policies of the Greater East Wenatchee Area Comprehensive Plan as conditioned. The proposed lot sizes meet the density standards for residential lots. Policy H-21 requires that if the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property. The property is outside of the sewer district service boundary but immediately adjacent. Conditions of approval require that the property be annexed into the sewer district service boundary prior to final plat approval. The first goal of the transportation chapter strives to provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.

### Consistency with the provisions of Title 17, "Subdivision", D.C.C.:

As conditioned, the proposed subdivision is consistent with the provision of this title.

### Consistency with the provisions of the R-L Zoning District, Chapter 17.24, E.W.M.C. as adopted by Douglas County:

The proposed residential lots exceed the 90 foot minimum lot depth. Upon review, all lots appear to have an adequate building envelope outside of required setbacks.

As conditioned, the proposal is consistent with the provisions of this chapter.

### Consistency with the provisions of D.C.C., Chapter 20.34, "Stormwater Drainage"

The applicant has submitted a preliminary stormwater plan developed by a professional engineer licensed in the State of Washington. As conditioned, the proposal is consistent with the provisions of this chapter.

### Consistency with the provisions of D.C.C., Title 12 "Road Standards"

The applicant has submitted a preliminary design and traffic impact study, both developed by a professional engineer licensed in the State of Washington.

Frontage Improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. Empire Avenue is designated as Urban Arterial. Douglas County Road Standard Figure 3-8 Urban Collector/Arterial is the applicable road standard. 32<sup>nd</sup> Street NW and NW Fir Avenue are designated as Urban Local Access Roads. Douglas County Road Standard Figure 3-7b is the applicable road standard.

A turn around (Douglas County Road Standards figure 3-9) shall be provided at the end of NW Fir Avenue. Turnaround improvements shall consist of a pavement section in accordance with figure 3-7b of the Road Standards; including curb, gutter, and sidewalk, storm drainage facilities, and provisions for snow removal and storage.

Access easements shall be designed and constructed in accordance with Douglas County Code 12.53 and figures 4-1, 4-2, and 4-3 (Driveways and Access Easements). All lots will be required to access off of the access easements and not directly onto the public roads.

As conditioned, the proposal is consistent with the provisions of this title.

Agency comments:

Agency comments from the Douglas County Transportation Services, Douglas County – GIS, Douglas County Assessors Office, the Chelan – Douglas Health District, the Washington State Department of Ecology, Douglas County Fire District #2, Douglas County PUD, East Wenatchee Water District, and Eastmont School District, have identified mitigation or project design required for the subdivision. These comments have been included as conditions of approval to address these agency concerns.

**VIII. RECOMMENDATION**

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 17 of the East Wenatchee Municipal Code as adopted in Ordinance # 07-01H, Title 17, 19 and 20 of the Douglas County Code and the Greater East Wenatchee Area Comprehensive Plan. Staff recommends approval of P#13-02 subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is WF Limited Partnership, 440 30<sup>th</sup> St NW, East Wenatchee WA.
2. General Description: A major subdivision application for a 32 lot. Proposed lot sizes range from 13,000 square feet to 18,000 square feet. Average lot size is 14,960 square feet. The project is proposed to be served by public water and on-site septic systems.
3. Location: The subject property is located at the intersection of NW Empire Way and 32<sup>nd</sup> Ave NW. The property is further described as being located within the SW Quarter of the NW Quarter of Section 27, Township 23N, Range 20 E., W.M. in Douglas County WA. The Douglas County Assessors Parcel Number is 23202710027
4. Site Information:

Total Project Size:	12.48 acres
No. of lots	32
Domestic Water:	East Wenatchee Water District
Sewage Disposal:	On-site septic
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Frontier

5. Site Characteristics: The subject property is characterized as flat with a gentle slope to the west towards NW Fir. No structures are present on the property. The site is also a former orchard.
6. Surrounding Property: To the north, Single family homes, vacant land, orchard; to the south, Orchard, Single family homes on large lots; to the east, Single family homes; to the west, Single family homes on large lots.
7. The subject property is located within the Greater East Wenatchee Planning Area.
8. The subject property is located within the East Wenatchee Urban Growth Area.
9. The Comprehensive Plan Designation is Low Residential.
10. The subject property is located in the R-L zoning district which allows for subdivisions as permitted uses.
11. The subject property is located outside of the Douglas County Sewer District boundary. The district boundary is immediately adjacent to the southern property line of the subject property.
12. Policy H-21 of the Greater East Wenatchee Area Comprehensive Plan required that if the property is located outside of the service district boundary of a utility, annexation into the service district must occur prior to development of the property.
13. On March 28, 2007, Douglas County adopted Ordinance No. 07-01H which adopted portions of Title 17 of the East Wenatchee Municipal Code within the unincorporated portions of the East Wenatchee Urban Growth Area.
14. RCW 58.17.110(2) requires that appropriate and adequate provisions be made for streets or roads, alleys or other public ways.
15. The subdivision will access NW Fir Avenue. The proposal includes 5 access easements connecting to NW Fir Avenue and 1 access easement connecting to 32<sup>nd</sup> Ave. NW. The access easement will be developed to the Douglas County Road Standards for access easements. All roadway improvements would be the responsibility of the developer.
16. A Traffic Impact Study from Transportation Engineering NorthWest LLC., dated July 3, 2013 was submitted for the proposal.
17. Frontage Improvements are addressed in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. Empire Avenue is designated as Urban Arterial. Douglas County Road Standard Figure 3-8 Urban Collector/Arterial is the applicable road standard. 32<sup>nd</sup> Street NW and NW Fir Avenue are designated as Urban Local Access Roads. Douglas County Road Standard Figure 3-7b is the applicable road standard.
18. Section 17.04.040(A), D.C.C., authorizes dedications of right-of-way and improvements to the area directly affected by the development.
19. A septic system report for Test Hole Data and Method II Determination from Tower Designs Inc, dated July 5, 2013 was submitted for the project.
20. The Chelan Douglas Health District has determined that
21. In order to meet the state requirements for Enhanced 911 service, all lots within this plat will be addressed prior to final plat approval.
22. Comments from reviewing agencies have been considered and addressed where appropriate.
23. Douglas County issued a Determination of Nonsignificance on August 28, 2013 pursuant to WAC 197-11-355 (Optional DNS).

24. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
25. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
26. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
27. The Eastmont School District #206 has determined that adequate school related facilities exist to accommodate increased student enrollment associated with increased residential development.
28. The applicant has provided a fire flow analysis from RH2 engineering dated April 19, 2013. The analysis identifies the necessary water system upgrades necessary to obtain fire flow for the proposal.
29. Section 17.24.150 of the Douglas County Code requires that every subdivision shall be served by a water supply system approved and installed to meet the requirements and standards of the Chelan Douglas Health District.
30. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

#### Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Greater East Wenatchee Area Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 17 Zoning of the East Wenatchee Municipal Code as adopted by Ordinance # 01-01H.
5. As conditioned, the proposal is consistent with Title 17 "Subdivision", Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code.

#### Suggested Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and application materials of file dated July 9, 2013 except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. A plat certificate showing parties of interest from a title company must be submitted with the blueline drawings.
4. The final plat map shall be submitted by a land surveyor licensed in the State of Washington, and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. All improvements shall be in place prior to plat finalization or a subdivision agreement must be entered into between the applicant and the County. The

subdivision agreement shall specify surety, time frames, etc. If the developer elects to enter into a subdivision improvement agreement, an appropriate financial security such as a surety bond or irrevocable standby letter of credit shall accompany said agreement in conformance with D.C.C. 14.90.

8. The following notes shall appear on the face of the plat:
  - *Based on historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. The Washington State Department of Ecology recommends that the soils be sampled and analyzed for lead and arsenic and for organochlorine pesticides. If these contaminants are found at concentrations above the MTCA cleanup levels, the Washington State Department of Ecology recommends that potential buyers be notified of their occurrence. This note shall not be required to be placed on the final plat, if the soils are sampled by a professional with adequate credentials to verify that the site does not contain lead and arsenic and organochlorine pesticides at concentrations above the MTCA cleanup levels.*
  - *The areas designated for drainfields must be protected from cover by structures or impervious surfaces, surface drainage, soil compaction, grade alteration, excavation and any other activity that may adversely affect the performance of the sewage system.*
  - *Onsite sewage systems at least Treatment Level B as described by WAC 246-272A, will likely be required for replacement or repaired septic systems.*
  - *Drainfield size reductions for use of gravelless distribution products may not be authorized for onsite sewage systems on these lots.*
9. The final plat mylar shall show designated drainfield areas sufficient in size and location to accommodate an initial and reserve drainfield area for a four bedroom home based on the soil type found on each individual proposed lot. These drainfield and reserve areas will be identified within a drainfield easement.
10. For the blue line drawing review an adequate building pad shall be shown for each lot outside of setbacks, easements and drainfield/reserve drainfield areas.
11. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 7:00 p.m., Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.
12. The final plat shall show the location of all easements serving or encumbering the subject property.
13. To facilitate efficient emergency response affecting public health and safety, an addressing plan shall be assigned by the Douglas County Geographic Information System Coordinator during blue line review of the final plat. Contact Todd Wilson at 509-884-7173 prior to blue line submittal to select appropriate road names. All of the access easements must be named. Addresses for each lot shall be shown on the face of the final plat mylar prior to final plat approval.
14. All improvements shall be in place prior to plat finalization or a subdivision agreement must be entered into between the applicant and the County. The subdivision agreement shall specify surety, time frames, etc. If the developer elects to enter into a subdivision improvement agreement, an appropriate financial security such as a surety bond or irrevocable standby letter of credit shall accompany said agreement in conformance with D.C.C. 14.90, *Performance Assurance and Guarantee*. Bonding of improvements in lieu of construction shall be at the discretion of Douglas County.

15. The location of existing utilities (i.e. power, sewer, water and irrigation lines, etc.) and utility and private access road easements shall be depicted on the face of the final plat.
16. The developer shall install all utilities in accordance with the standards and specifications of the Douglas County PUD, East Wenatchee Water District, District and Douglas County Fire District #2. All utilities shall be located underground.
17. The developer shall prepare final plans for the development and installation of utilities for the approval of the respective purveyors prior to site development. Final "as-built" drawings shall be delivered to purveyors upon completion.
18. The developer shall coordinate with the Douglas County Public Utility District (PUD) to determine necessary improvements and easements that may be required in order to provide electrical service to the plat. Written verification from the Douglas County PUD that easements and improvements have been addressed to their satisfaction, shall be required prior to final plat approval.
19. Prior to final plat approval, written verification from the East Wenatchee Water District that the requirements of the District have been satisfied and certifying water availability is required.
20. Prior to final plat approval, written verification from the Greater Wenatchee Irrigation District that the requirements of the District have been satisfied is required.
21. Written verification from Douglas County Fire District #2 that fire hydrants and fire flow have been provided in compliance with DCC 15.08 (Int'l Fire Code 507 & Appendix B - 1000 gallons per minute flow); and emergency ingress and egress have been provided in compliance with DCC 15.08 (Int'l Fire Code Appendix D) must be submitted to the county prior to final plat approval.
22. Written verification from Douglas County Sewer District No 1 that the subject property has been annexed into the District's Service Boundary must be provided prior to final plat approval.
23. Written verification of the availability of public water and sanitary sewer to each lot must be submitted to the Chelan Douglas Health District prior to final plat approval.
24. The following language must appear with the Health District signature line:
  - "The Health District makes no representation as to the legal availability of water to this plat."
25. Final plans for on-site and off-site improvements designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of Douglas County Code Chapters 12, 17 and 18, to AASHTO Policy on Geometric Design of Highways and Streets, in accordance with the current Douglas County Comprehensive Road Standards as updated at the time of final plat approval, and other applicable existing code requirements.
26. Final design plans for the improvements in public right-of-way and affecting existing public facilities require County acceptance prior to the start of construction.
27. Prior to final plat approval, a 1-foot non-vehicular access easement shall be recorded along the eastern boundary with Empire Avenue. A note on the plat shall indicate that access is limited to private, joint use access easements provided.
28. The required road improvements for this development shall include:
  - Half street frontage improvements to Empire Avenue in accordance with Figure 3-8, Urban Arterial. Right-of-way shall be dedicated as necessary to bring the width from monumented centerline up to thirty five (35) feet.

- Construction and/or slope easement shall be provided and noted on the final plat map as necessary to accommodate future Empire Avenue improvements and construction.
  - Half Street frontage improvements to 32<sup>nd</sup> Street NW in accordance with Figure 3-7b, Urban Local Access. 32<sup>nd</sup> Street NW right-of-way shall be dedicated to bring the width from monumented centerline up to twenty five (25) feet.
  - Half street frontage improvements to NW Fir Avenue in accordance with Figure 3-7B Urban Local Access NW Fir Avenue right of way shall be dedicated to bring the width from monumented centerline up to twenty five (25) feet.
  - Access easements shall be designed and constructed in accordance with Douglas County Code 12.53 and figures 4-1, 4-2, and 4-3 (Driveways and Access Easements).
  - A turn around (Douglas County Road Standards figure 3-9) shall be provided at the end of NW Fir Avenue. Turnaround improvements shall consist of a pavement section in accordance with figure 3-7b of the Road Standards; including curb, gutter, and sidewalk, storm drainage facilities, and provisions for snow removal and storage. Measure to accommodate snow removal and storage shall be shown on the construction plans and final plat.
29. Driveway access easements shall provide access to the lots as follows:
- A line: Lots 26, 27, 28, 29, and 30
  - B line: Lots 24, 25, 31, and 32
  - C line: Lots 18, 19, 20, 21, 22, and 23
  - D line: Lots 13, 14, 15, 16, 17 and Detention Tract
  - E line: Lots 7, 8, 9, 10, 11, and 12
  - F line: Lots 1, 2, 3, 4, 5, and 6
30. All new or revised driveways and accesses onto a County Road (including temporary or construction accesses) require an approved access permit as per the procedures in DCC 12.24, *Approaches to County Roads*. The final plat mylar shall identify that all proposed lots shall access from the internal roadway.
31. Prior to final plat approval and/or release of financial security, the engineer of record shall provide written certification that the final construction plans for the internal road, utility plans, stormwater systems, and site grading plans have been constructed in accordance with the conditions of approval, Douglas County Code, the approved construction plans, and geotechnical assessments. Monitoring shall be required as determined appropriate by the engineer or geologist of record and in accordance with the Comprehensive Road Standards (DCC) with final reports submitted to Douglas County.
32. Prior to final plat approval, requirements for acceptance of the constructed improvements shall be met in accordance with the Road Standards, including Section 12.56.110 *Final Acceptance* and 12.50.110 *Performance Assurance, B. Maintenance Performance*.
33. Utility installation/replacement/upgrade within the Douglas County right-of-way, including, but not limited to Empire Avenue, 32<sup>nd</sup> Street NW and NW Fir Avenue shall be approved by Douglas County. Damage resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way. Repairs shall be completed prior to final plat approval. Repair of existing road surfaces may include overlays of the existing road surface, full or half

- street width, depending upon the extent of impact to the existing road surface due to the construction activities. Existing moratoriums on public roads may limit utility work to boring or pushing. DCC 12.20.060, *Specific requirements – Underground utilities.*
34. Five foot utility easements are required along all lots or tracts with county road frontage in accordance with the Douglas County Road Standards.
  35. A final storm water drainage plan designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction and post-construction stormwater shall be addressed in accordance with Douglas County Code and the recommendations contained within the Stormwater Management Manual for Eastern Washington (Ecology). The plan shall take site grading into consideration and its effect on adjacent properties and shall accommodate off-site runoff. Measures to address stormwater infiltration during frozen soil conditions shall be included. The stormwater plan must have supporting calculations and final “as built” drawings shall be delivered to Douglas County upon completion. Any modifications to the system during construction shall be analyzed by the engineer and the results provided to the County to demonstrate the constructed stormwater facilities meet the conditions of approval.
  36. Prior to final plat approval, an operation and maintenance agreement must be recorded and AF# referenced on the face of the final plat regarding the private stormwater facilities. Said agreement shall be executed on standard forms approved by Douglas County. It shall be clearly noted on the face of the final plat that Douglas County will not maintain the private stormwater facilities (tracts). The agreement shall specify the homeowners of the subdivision as having responsibility for the long-term maintenance of the private stormwater drainage system within the development.
  37. A note on the face of the plat shall specify that Douglas County shall have the right to periodically inspect these facilities to verify design capacity and operation. A perpetual access easement shall be granted to the County and/or other governmental agencies having jurisdiction regarding stormwater facilities
  38. The Preliminary Drainage Report indicates that stormwater is proposed to be infiltrated on site. Infiltration testing shall be performed prior to acceptance of the final construction plans and stormwater report, in order to verify the suitability of the site to accommodate the proposed system. It should be noted that drainage from this site has impacted properties westerly of NW Fir Avenue in the vicinity of the proposed C line. Ponding of water and flow across NW Fir Avenue have overwhelmed the existing culvert and cause damage to properties near 32<sup>nd</sup> Place and Fir.
  39. In accordance with the Stormwater Management Manual for Eastern Washington, design and maintenance criteria for infiltration ponds, and the policies of the Greater East Wenatchee Stormwater Utility Management Team, stormwater facilities shall be above ground facilities, located on a separate tract which is adjacent to and providing an emergency overflow to the public right of way. This policy provides for maintenance, inspection and access to the facility and provides additional protection to downstream properties from overflows in the event of failure of the stormwater facility.
  40. Stormwater detention facilities shall be located on a separate tract, under the functional control of the homeowners association with each lot having an undivided interest in the tracts.
  41. Erosion control measures shall be designed in accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW). Best Management

Practices shall be employed to prevent runoff from flowing over the site slopes. Disturbed areas shall be re-vegetated and maintained throughout construction. Final grading shall incorporate permanent erosion control measures which routes stormwater runoff away from site slopes and directs the collected water to appropriate discharge locations.

42. Individual/common plan of development for this proposal exceeds 1 acre of disturbed ground. This meets the threshold used by the Washington State Department of Ecology in administering their General Permit to Discharge Storm Water Associated with Construction Activity. If required the permit shall be obtained prior to beginning ground-breaking activities. Acquisition of permits is the responsibility of the applicant.
43. The applicant shall be responsible for preventing mud, dirt and debris from leaving the site, including stormwater runoff from being tracked otherwise discharging onto the public right-of-way or adjacent properties.
44. Preliminary approval shall expire 7 years from the date of Notice of Action by the Douglas County Hearing Examiner. Final plat approval after the expiration will require the submittal of a new preliminary application and approval based on applicable documents and codes in effect at the time of re-application.

Respectfully Submitted,

Curtis Lillquist, A.I.C.P.  
Senior Planner

Attachments

# Preliminary Review

## STONY HILL SUBDIVISION 2013-XXX

RECEIVED  
JUL 09 2013  
Douglas County TLS

**LAND SURVEYOR**      **ENGINEER**      **OWNER / DEVELOPER**  
Northwest Geodimensions      Torrence Engineering, LLC      WF LIMITED PARTNERSHIP  
15 N. Chelan Ave.      6377 Kieber Rd      440 30th St. NW  
Wenatchee, WA, 98801      Colubene, WA, 98815      East Wenatchee, WA, 98802  
Phone: 509-663-8660      Phone: 509-782-1897      Phone: 509-881-9491

**LEGAL DESCRIPTION:**

THAT PORTION OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CORNER COMMON TO SECTION 22, 23, 24 AND 27 IN TOWNSHIP 23 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH ALONG SAID SECTION LINE 336.4 FEET TO THE QUARTER CORNER BETWEEN SECTIONS 26 AND 27, THENCE BEARING 91° 59' ALONG THE CENTERLINE OF SECTION 27 A DISTANCE OF 722.3 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING WEST ALONG SAID LINE A DISTANCE OF 394.3 FEET, THENCE NORTH A DISTANCE OF 394.3 FEET, THENCE WEST ALONG SAID LINE A DISTANCE OF 144.8 FEET, THENCE BEARING 29° 59' A DISTANCE OF 381.1 FEET, THENCE NORTH A DISTANCE OF 381.1 FEET TO THE TRUE POINT OF BEGINNING.  
TOGETHER WITH THAT PORTION OF THE PROPERTY DESCRIBED IN DEEDS RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILES NO. 16296 AND 16297 STIPULATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, LINGK NORTH OF THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 SOUTH OF THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16297 WEST OF THE WEST LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND EAST OF THE POLYLINE DESCRIBED IN DEED RECORDED UNDER AUDITORS' FILE NO. 16296 AND 16297, THENCE SOUTH ALONG THE POLYLINE DESCRIBED IN DEED RECORDED UNDER AUDITORS' FILE NO. 16296 AND 16297, THENCE SOUTH ALONG THE WEST 394.4 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND ON THE WEST LINE OF A CONCRETE WALL AND THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE NORTH 0° 00' 00" WEST ALONG SAID WEST LINE OF CONCRETE WALL AND EXTENSION NORTH THEREOF 28.20 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND ON THE WEST LINE OF A CONCRETE WALL AND EXTENSION NORTH THEREOF 28.20 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND END OF SAID DESCRIBED LINE.  
TOGETHER WITH THAT PORTION OF TX 14 LYING WEST OF BAYNE AVENUE AND SOUTH OF TX 69 OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.  
EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, LINGK NORTH OF THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 SOUTH OF THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16297 WEST OF THE WEST LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND EAST OF THE POLYLINE DESCRIBED IN DEED RECORDED UNDER AUDITORS' FILE NO. 16296 AND 16297, THENCE SOUTH ALONG THE POLYLINE DESCRIBED IN DEED RECORDED UNDER AUDITORS' FILE NO. 16296 AND 16297, THENCE SOUTH ALONG THE WEST 394.4 FEET TO A POINT ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND ON THE WEST LINE OF A CONCRETE WALL AND THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE NORTH 0° 00' 00" WEST ALONG SAID WEST LINE OF CONCRETE WALL AND EXTENSION NORTH THEREOF 28.20 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND ON THE WEST LINE OF A CONCRETE WALL AND EXTENSION NORTH THEREOF 28.20 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED UNDER DOUGLAS COUNTY AUDITORS' FILE NO. 16296 AND END OF SAID DESCRIBED LINE.  
AND EXCEPT THAT PORTION LYING WITHIN HERSCHE, GRAVES SHOOT PLAT NO. 34-87, AS RECORDED UNDER AUDITORS' FILE NO. 261894.  
AND EXCEPT THAT PORTION LYING WITHIN HERSCHE, GRAVES SHOOT PLAT NO. 34-87, AS RECORDED UNDER AUDITORS' FILE NO. 261894.  
AND EXCEPT RIGHT OF WAY DEED TO DOUGLAS COUNTY BY RECORDING NOS. 158825 AND 158826.  
AND EXCEPT PARCELS A AND B MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- GENERAL NOTES:**
- The Date of Survey is Washington State Plane North Zone NAD 83(91).
  - The Vertical Datum is NAVD 83.
  - All monuments shown were visited on 02/29/13 under rock.
  - All distances shown are in feet and rounded to the nearest 0.01.
  - All distances are in U.S. Survey Feet.
  - Reverse and topography were performed with the Trimble 88 GPS equipment and results exceeded the standards contained in WAC 332-150-090. Reverse was not balanced.

**MONUMENT NOTES:**

- Round 1 1/2" Iron Pipe.
- Round 1 1/2" Iron Pipe.
- Round 3/8" Rubber & Cap Stamped: BEL ANDSON/LS 9054.
- Round 3/8" Rubber & Cap Stamped: BEL ANDSON/LS 9054.
- Round 3/8" Rubber & Cap Stamped: FORSCHEM FR 15 26293.
- Round 3/8" Rubber.
- Round 3/8" Rubber and Cap Stamped: LS 12721.
- Round 3/8" Rubber and Cap Stamped: LS 12721.
- Round 3/8" Rubber and Cap Stamped: LS 12721.
- Round 2 1/2" Aluminum Cap on Rubber Stamped: BEL ANDSON/LS 15 57963.
- Round 2 1/2" Aluminum Cap on Rubber Stamped: BEL ANDSON/LS 15 57963.
- Round 2 1/2" Aluminum Cap on Rubber Stamped: BEL ANDSON/LS 15 57963.
- Round 2 1/2" Aluminum Cap on Rubber Stamped: BEL ANDSON/LS 15 57963.
- Round 2" Iron Pipe.
- Round 2" Iron Pipe in Concrete in Monument Case.
- Round 2" Iron Pipe in monument Case Stamped: DOUGLAS COUNTY BERNHARDT/2000 PCS 51456.
- Round 2" Iron Pipe in monument Case Stamped: DOUGLAS COUNTY BERNHARDT/2000 PCS 51456.
- Round 2" Iron Pipe in monument Case Stamped: DOUGLAS COUNTY BERNHARDT/2000 PCS 51456.
- Round 2" Iron Pipe in monument Case Stamped: DOUGLAS COUNTY BERNHARDT/2000 PCS 51456.
- Round 2" Iron Pipe with Squashed Top.
- Round 3" Brass Cap in Monument Case Stamped: T. N. B. W.M. DOUGLAS COUNTY.
- Round 3" Brass Cap in Monument Case Stamped: T. N. B. W.M. DOUGLAS COUNTY.
- Round Stone in Monument. Measurement visited on 04/21/06.

PARCEL A, COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, THENCE SOUTH ALONG THE LINE COMMON TO SECTIONS 27 AND 28 A DISTANCE OF 227.5 FEET, THENCE WEST 94.5 FEET TO AN ORIGINAL IRON PIPE CORNER, THENCE SOUTH 0° 00' 00" WEST TO AN IRON PIPE, WHICH IS THE TRUE POINT OF BEGINNING OF THIS SECTION, THENCE NORTH 89° 59' 59" WEST 438.9 FEET, THENCE NORTH 44° 59' 59" WEST 74.7 FEET, THENCE SOUTH 69° 59' 59" EAST 512.2 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT RIGHT OF WAY FOR NORTHWEST BAYNE AVENUE THROUGH SAID PARCELS.

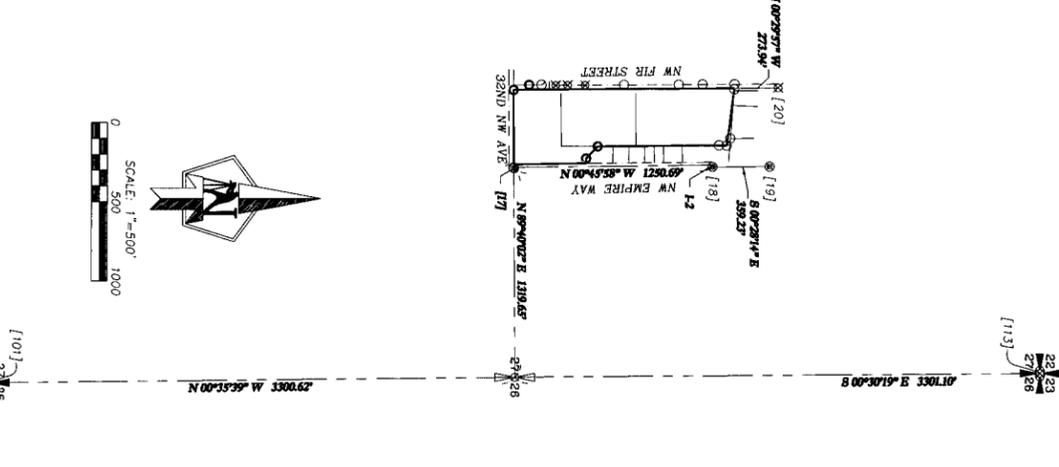
PARCEL B, AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 23 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, THENCE SOUTH ALONG THE LINE COMMON TO SECTIONS 27 AND 28 A DISTANCE OF 227.5 FEET, THENCE WEST 94.5 FEET TO AN ORIGINAL IRON PIPE CORNER, THENCE SOUTH 0° 00' 00" WEST TO AN IRON PIPE, WHICH IS THE TRUE POINT OF BEGINNING OF THIS SECTION, THENCE NORTH 89° 59' 59" WEST 438.9 FEET, THENCE NORTH 44° 59' 59" WEST 74.7 FEET, THENCE SOUTH 69° 59' 59" EAST 512.2 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT RIGHT OF WAY FOR NORTHWEST BAYNE AVENUE THROUGH SAID PARCELS.

**REFERENCE SURVEYS:**

( ) Record of Survey Douglas County  
Recorded December 15, 1994, Book 23, Page 158-160 of survey  
ANN: 357916  
File of Survey Number of NW 1/4 of Section 27 T23N R28E W4  
Folios: Folios 8 & 14 are:

TOTAL PARCEL AREA	
TOTAL PROPERTY AREA:	246.38 SQ FT
TOTAL PARCEL AREA:	476.22 SQ FT
SMALLEST LOT:	1349.00 SQ FT
AVERAGE LOT AREA:	14.90 SQ FT
TOTAL NUMBER OF LOTS:	32
TOTAL TRACT AREA:	11,348 SQ FT
TOTAL DEDICATION AREA:	50.82 SQ FT
PHASE 1:	LOTS 24 THROUGH 32
PHASE 2:	LOTS 13 THROUGH 23 & STRAWWATER TRACT
PHASE 3:	LOTS 1 THROUGH 12

LEGEND	
●	Found Brass Cap in Monument Case [As Noted]
⊗	Found Brass / Aluminum Cap [As Noted]
○	Found Iron Pipe [As Noted]
○	Found Rebar or Rebar & Cap [As Noted]
○	Found Rebar or Rebar & Cap in Monument Case [As Noted]
●	Calculated Point Not Set or Found
●	Set Rebar & Cap, Stamped NWC 22963
□	Address
□	Drain / Soaked Drain Monohole
□	Catch Basin
□	Fire Hydrant
□	Water Meter
□	Water Valve
□	Irrigation Valve
□	Vault (Water and Electrical)
□	Power Pole
□	Power Pole with Sweep and Transformer
□	Utility Pole
□	Anchor Pole
□	Utility Monohole
□	Sign
□	Mail Box
□	Quvert
□	Shrub Row / Bush Row
□	Edge of Pavement
□	Edge of Dirt
□	Edge of Concrete/Chipseal
□	Edge of Concrete
□	Retaining Wall
□	Fence Wire Line
□	Right of Way
□	Center Line Monument
□	Existing Easement
□	Dedicate Easement
□	Overhead Power
□	Overhead Telephone
□	Underground Telephone
□	Water Line



13014  
PROJ. NO.  
1 OF 2  
SHT.

**STONY HILL**  
SUBDIVISION 2013-XXX  
T. 23 N. R. 20 E. W.M.  
PORTION OF THE SW 1/4 OF THE NW 1/4  
SECTION 27  
DOUGLAS COUNTY WASHINGTON  
DATE: 2013-07-03 DSKJ LNW: JIM FILE: 2013-07-03 WARNER SUBDIVISION PRELIMINARY

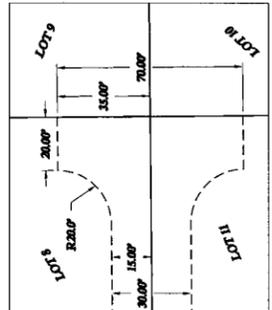
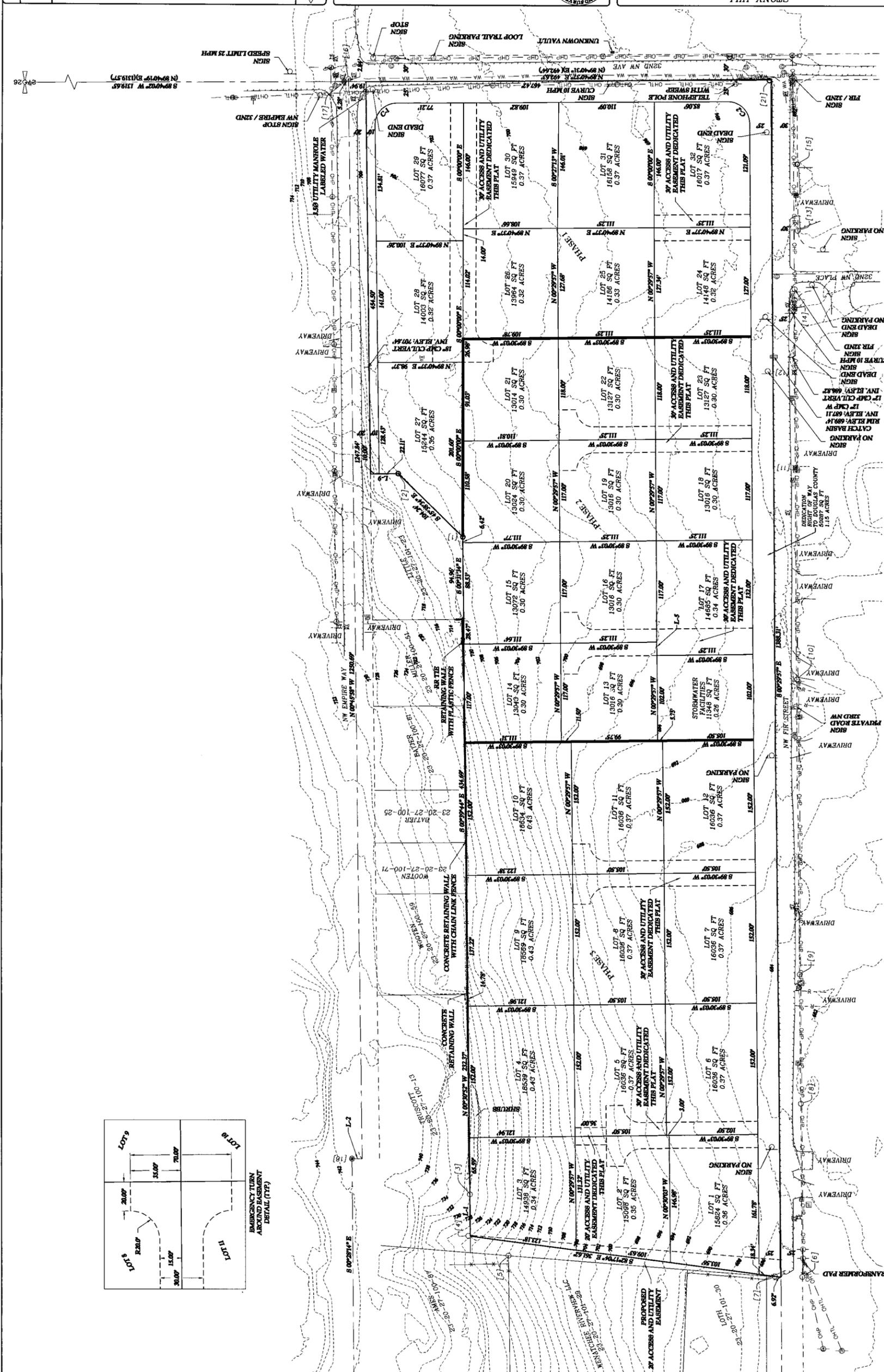
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15 North Chelan Ave. Wenatchee, WA, 98801 Phone 509-663-8660 Fax 509-663-6278

REVISION	DESCRIPTION	DATE	BY
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DATE: 2013-07-03  
 2526C  
 15 North Chain Ave. Westlakes, WA 98041 Phone: 509-663-8660 Fax: 509-663-6278  
 TURNING YOUR IDEAS INTO REALITY THROUGH INNOVATION INTEGRITY AND PERSONAL SERVICE  
**Northwest**  
**GEODIMENSIONS**  
 SUBDIVISION 2013-KXX  
 T 23 N R 20 E W 1/4  
 PORTION OF THE SW 1/4 OF THE NW 1/4  
 SECTION 27  
 DOUGLAS COUNTY  
 WASHINGTON

REVISION	DESCRIPTION	DATE	BY



Curve Table

Curve	Length	Radius	Delta	Chord	Chord
C-1	35.46	25.00	90°26'46"	N 44°27'14" E	35.49
C-2	35.19	25.00	89°49'07"	S 45°27'16" E	35.29

Parcel Line Table

Line #	Direction	Length
L-1	N 0°25'57" W	46.12
L-5	N 0°25'57" W	117.00
L-9	N 89°21'20" E	32.11