

Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/residents/community_development/index.php

SEPA23-009/CAP23-016 NOTICE OF APPLICATION/ODNS

Notice is hereby given on this date, **6/1/2023**, that the application/proposal described in this notice has been filed with the Walla Walla County Community Development Department (CDD). The application/proposal may be reviewed at the CDD office at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. All interested persons and parties may comment on the application, appeal rights are outlined in Walla Walla County Code Chapter 14.11

The Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA Responsible Official has preliminarily determined that the proposal is:

- ☐ categorically exempt under SEPA
- ☒ subject to SEPA threshold determination requirements and the responsible official expects to issue the following determination: Determination of Non-Significance (DNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

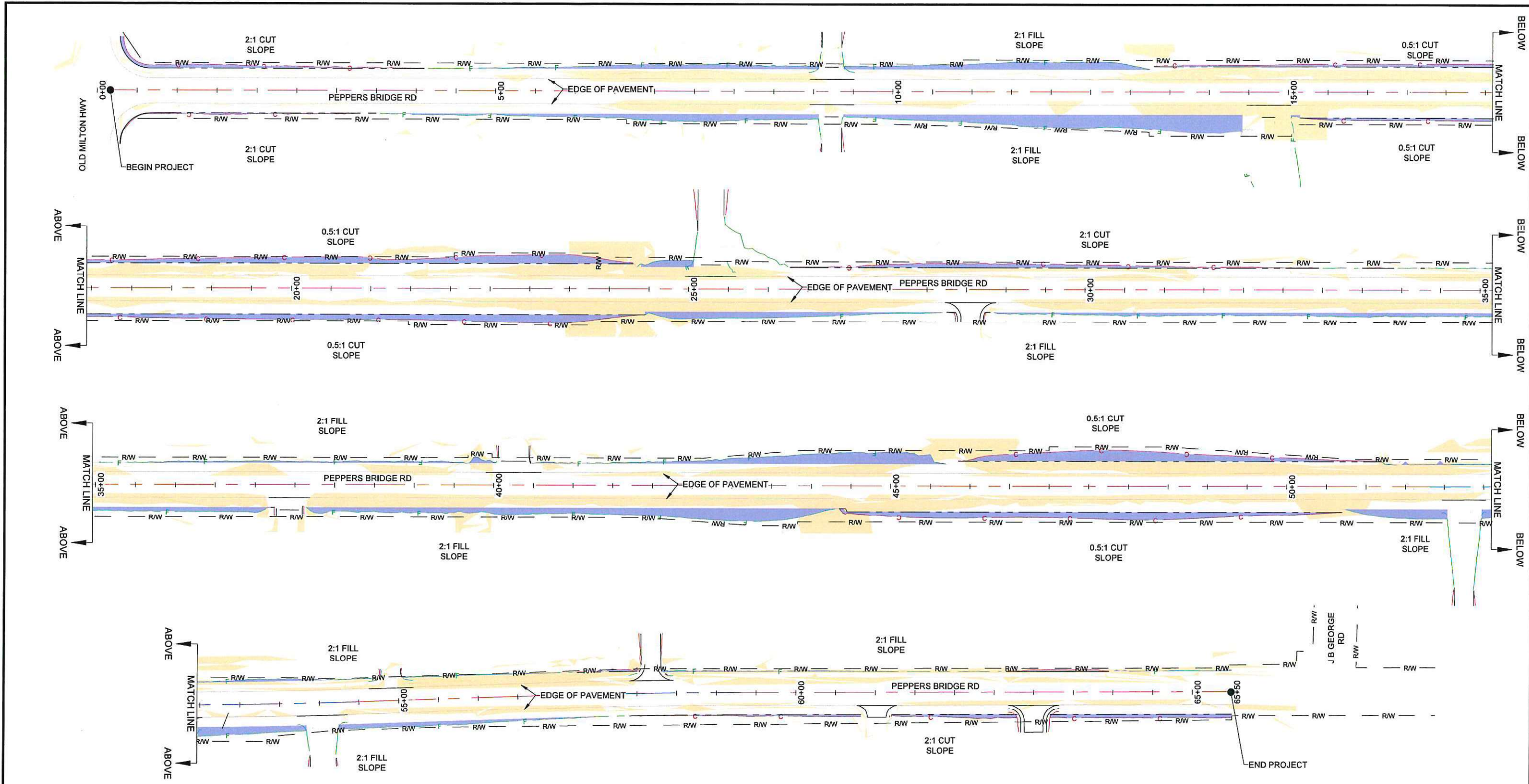
- SEPA Environmental Checklist (SEPA23-009), dated 4/18/2023
- Cultural Resources Report, dated 8/1/2020
- WA Dept of Archeology & Historic Preservation Letter (2020-05-03104), dated 10/7/2020
- Critical Area Review for SEPA Checklist letter to L. Prentice, CDD Director, dated 4/17/2023
- Plan Set, submitted 4/18/2023
- WA Dept of Ecology Map of Contaminated Sites, submitted 4/18/2023
- US Fish & Wildlife IPaC Resource List, submitted 4/18/2023
- Elevation Cross Sections, submitted 4/20/2023
- Right-of-way acquisition map, submitted 4/25/2023
- Critical Areas Application (CAP23-016), submitted 5/12/2023
- Site Plan (CAP23-016), submitted 5/12/2023

These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant: Walla Walla County Public Works, 990 Navion Ln, Walla Walla, WA, 99362
2. Property Owner(s): Walla Walla County, Po Box 1506, Walla Walla, WA, 99362
3. Application filing date: 4/18/2023
4. Date that application was determined to be substantially complete: 5/26/2023
5. Location: Peppers Bridge Road Right-of-way. Generally located from MP .36, north of JB George Road, to MP 1.16, the intersection of Peppers Bridge Road and Old Milton Hwy.
6. Description of proposed action: Walla Walla County Public Works Department proposes to reconstruct a portion of Peppers Bridge Road from Old Milton Highway Road south to match into the Peppers Bridge Road work done at JB George Road in 2013. Peppers Bridge Road will be widened to provide paved shoulders, and two vertical curves reconstructed to meet current sight distance standards. Culverts will be lengthened and/or beveled with proper end treatments.
7. Zoning map designation for the location: AR-10
8. Comprehensive plan land use designation for the location: Agriculture Residential
9. Shoreline Environment: Not Applicable
10. Required Permits: none identified
11. Development Regulations: WWCC 17.17 - Development Permits and Review; WWCC Title 18 – Environment.
12. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Ste 200, Walla Walla, WA 99362 or planning@co.walla-walla.wa.us. Any person desiring to submit written comments concerning an application or desiring to receive notification of the final decision concerning the proposal as expeditiously as possible after the issuance of decision, may submit the comments or requests for decisions to the department within fourteen days following the date of final publication of the notice of application.
Comments must be received by the CDD before 5:00 PM on the following date: 06/15/2023.
13. A public hearing will not be held on the proposal.
14. The decision on this application will be made by the CDD Director.
15. The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

For additional information please contact **Jennifer Ballard, Senior Planner, at 509-524-2626**, planning@co.walla-walla.wa.us, or 310 W Poplar St., Ste 200, Walla Walla, WA 99362.

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.



SLOPE LEGEND

PROPOSED GRADE >15%

EXISTING GRADE >15%

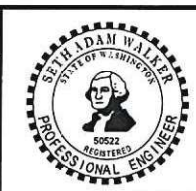
CUT SLOPE LINE — C —

FILL SLOPE LINE — F —

RIGHT-OF-WAY LINE — R/W —

DRAWN: J. CHAPMAN		REGION NO.	STATE	FEDERAL AID PROJECT NO.
DESIGNER: S. HANSON		10	WASH	STPR-S361(001) TA-6557
CHECKED: M. JONES		JOB NUMBER		
PROJ. ENG.: S. WALKER		18-03		
APPROVED BY: S. WALKER				
5/12/2023	REV DATE	REVISION	BY	APP'D

REGION NO.	STATE	FEDERAL AID PROJECT NO.
10	WASH	STPR-S361(001) TA-6557
JOB NUMBER		
18-03		
5/12/2023	REV DATE	REVISION



Walla Walla County

PRELIMINARY

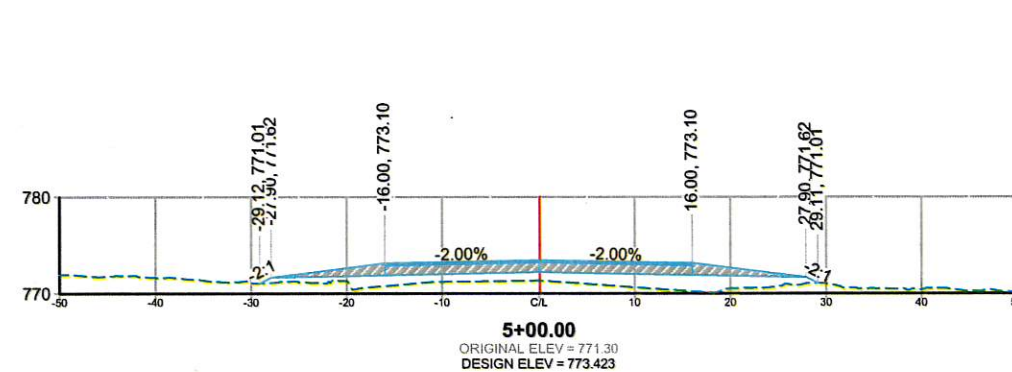
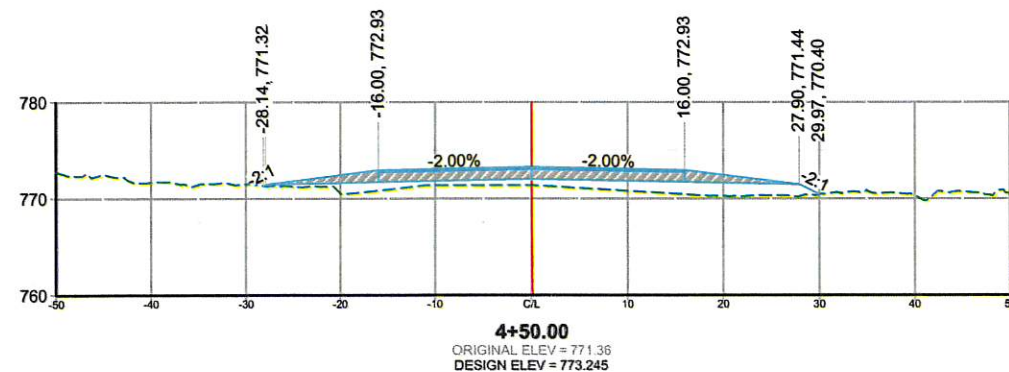
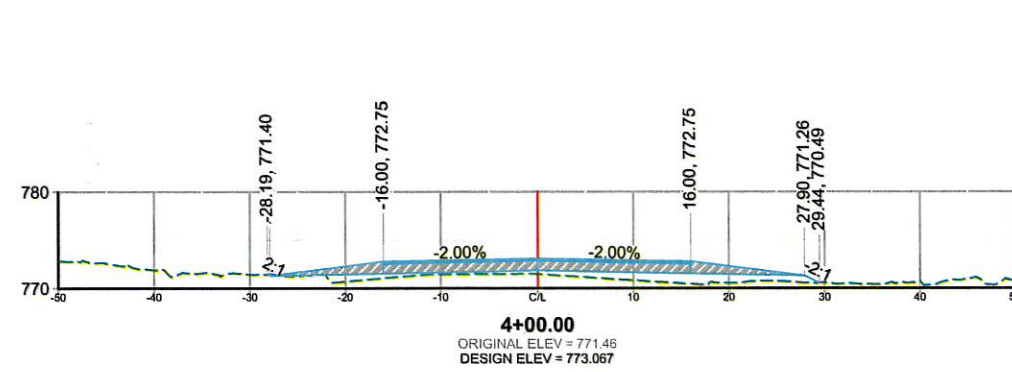
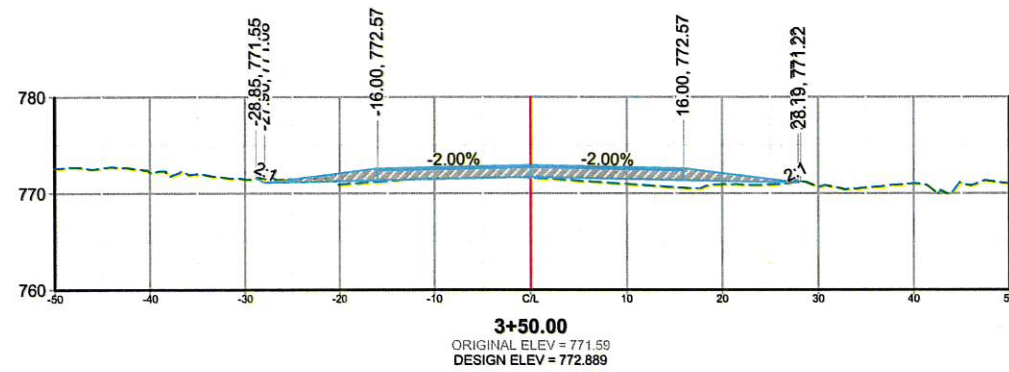
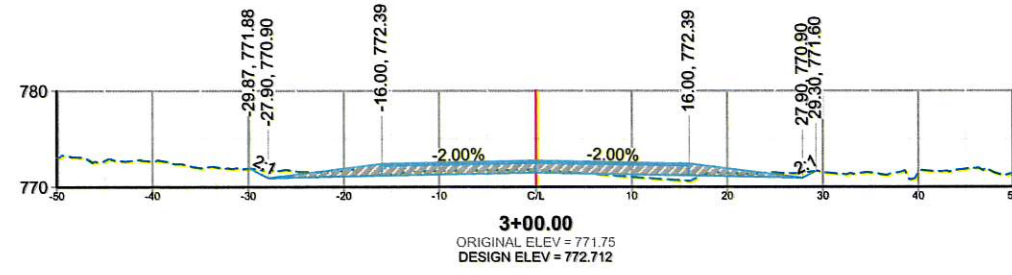
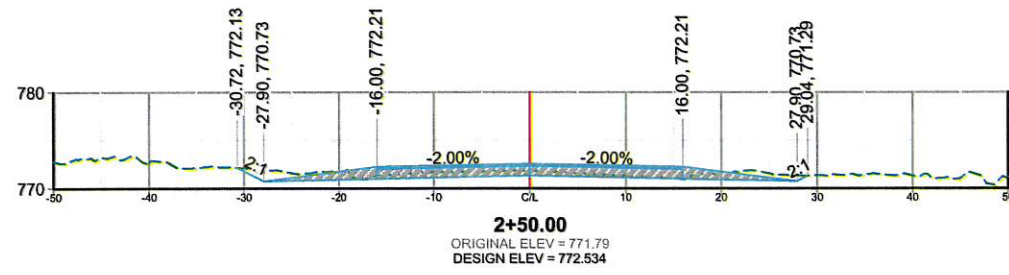
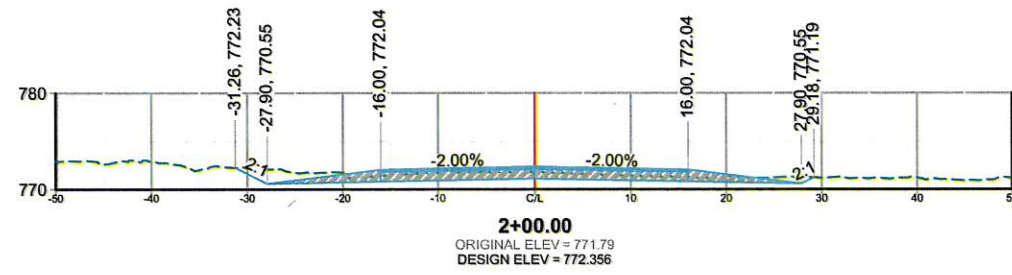
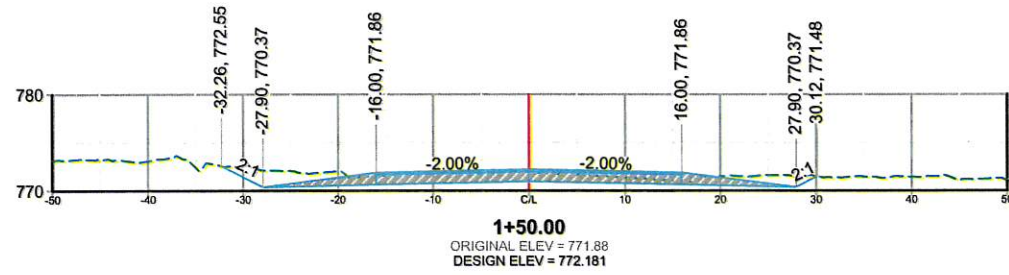
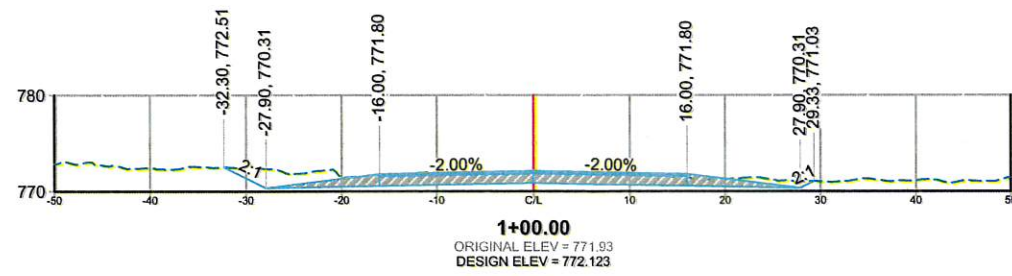
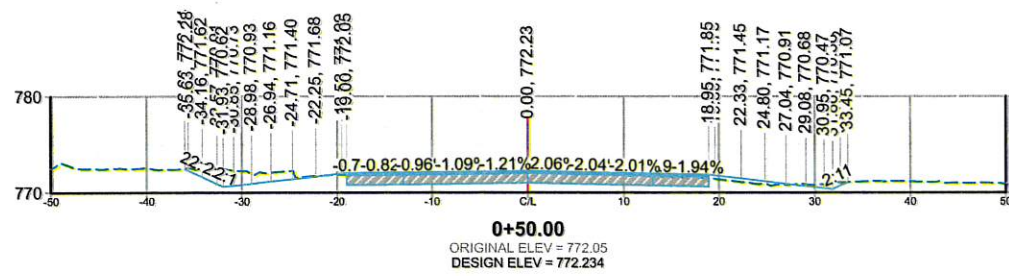
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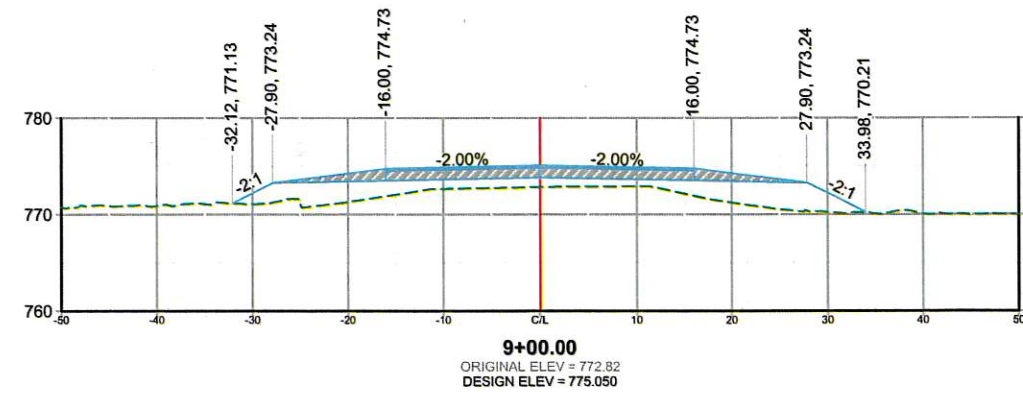
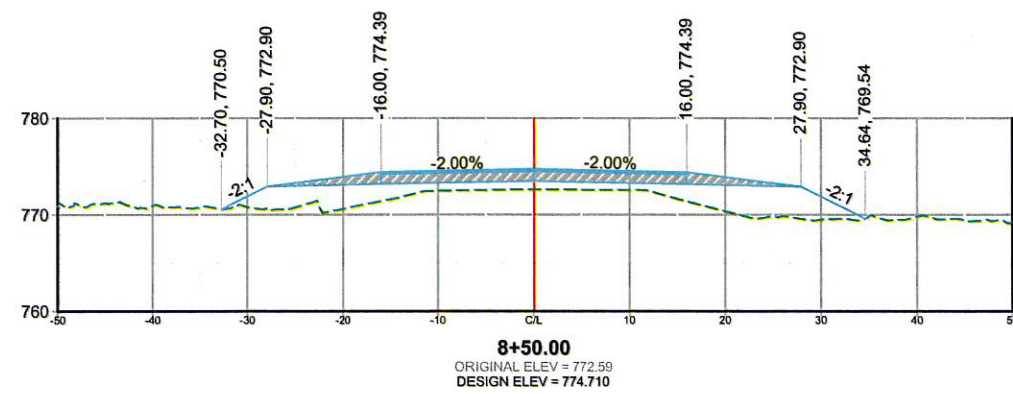
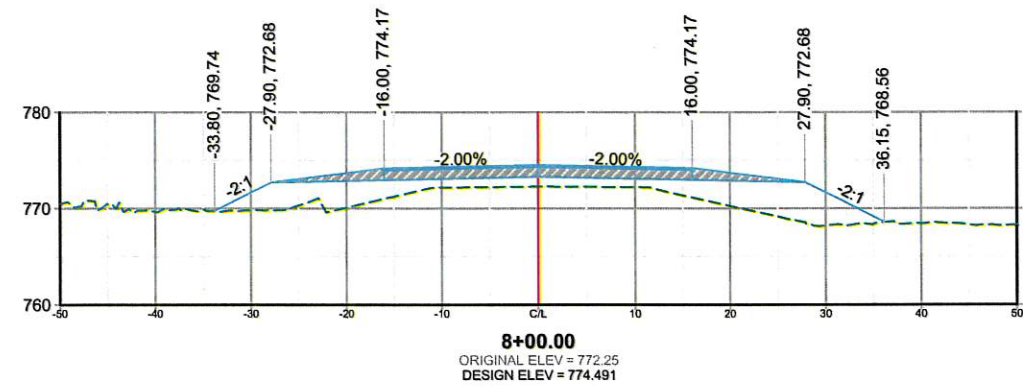
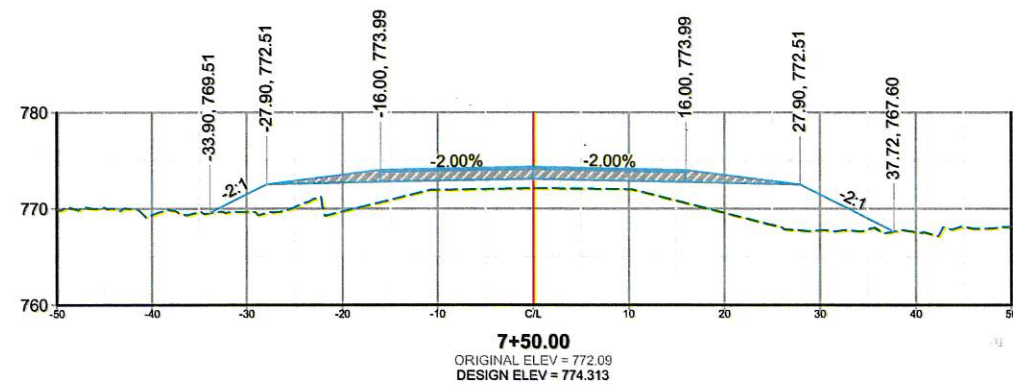
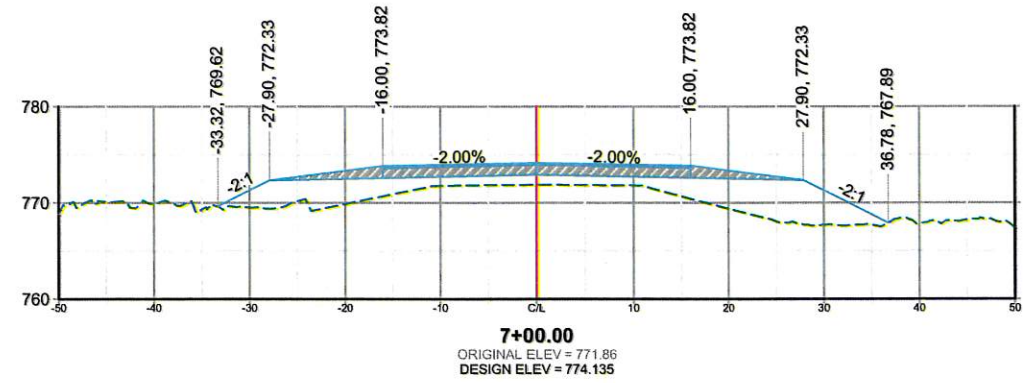
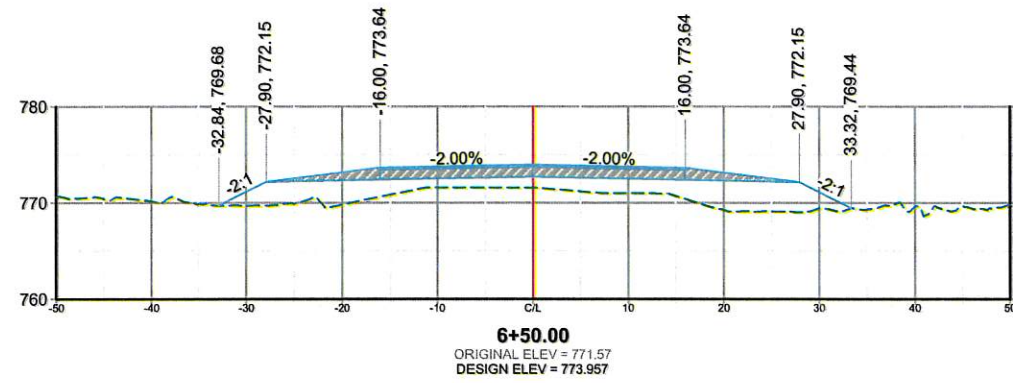
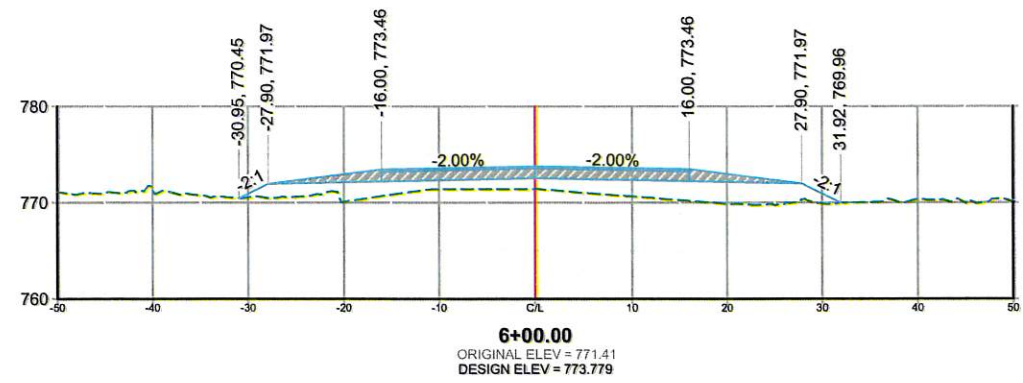
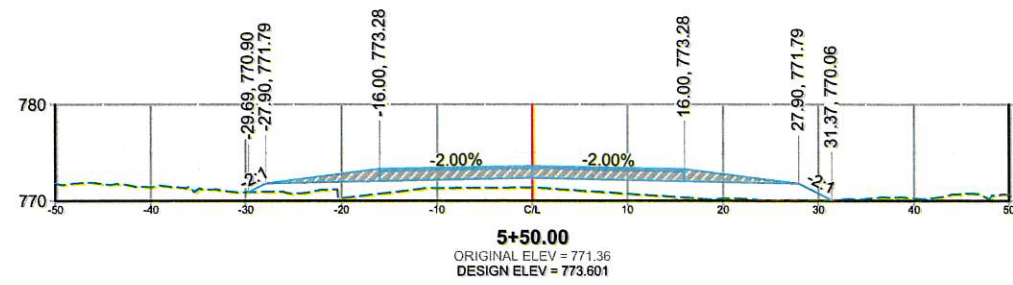
5/12/2023
PLOT DATE

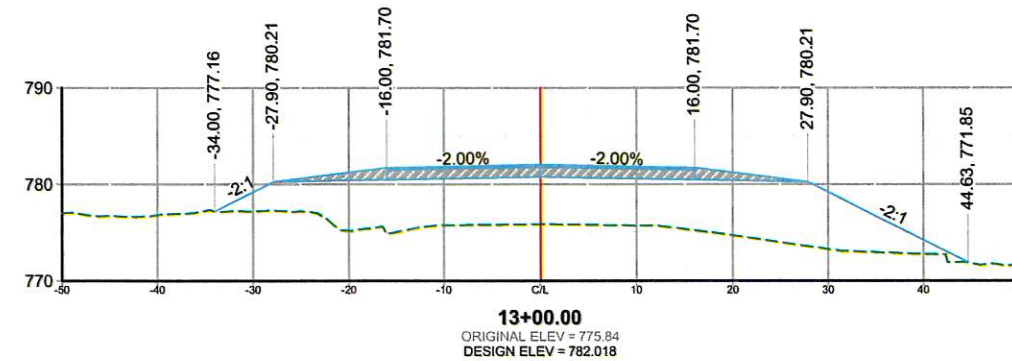
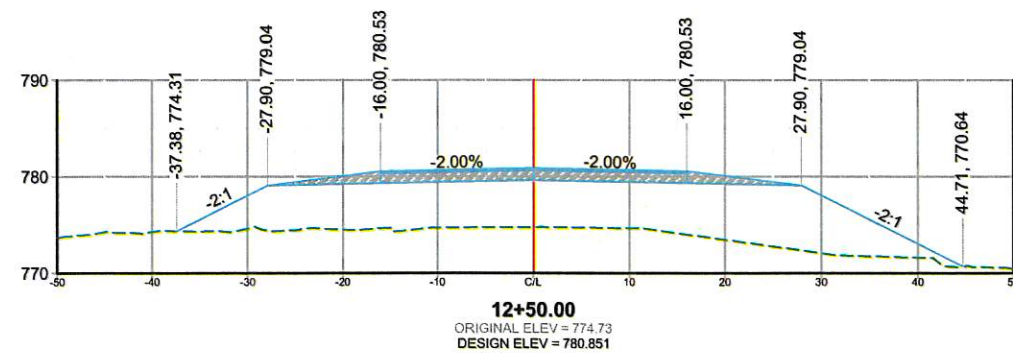
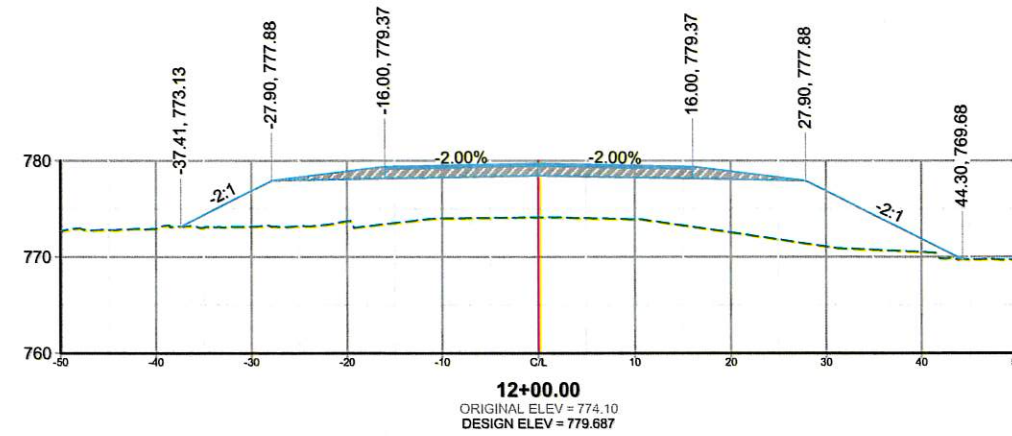
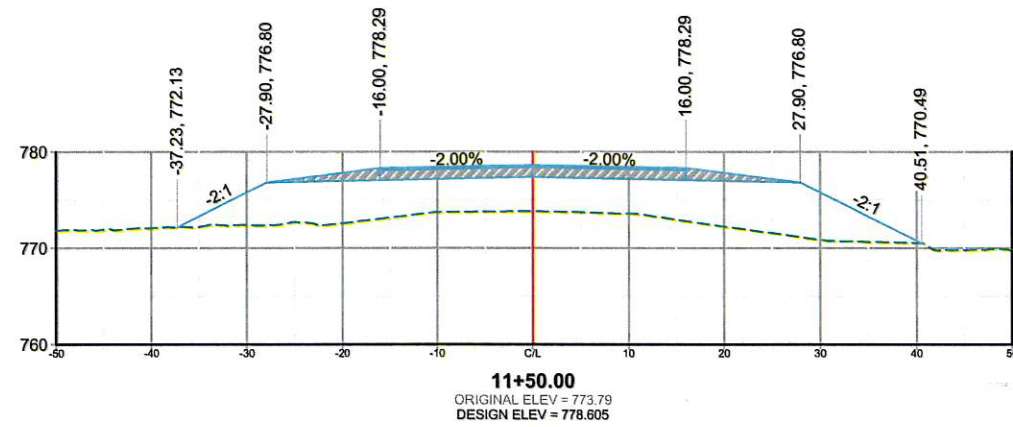
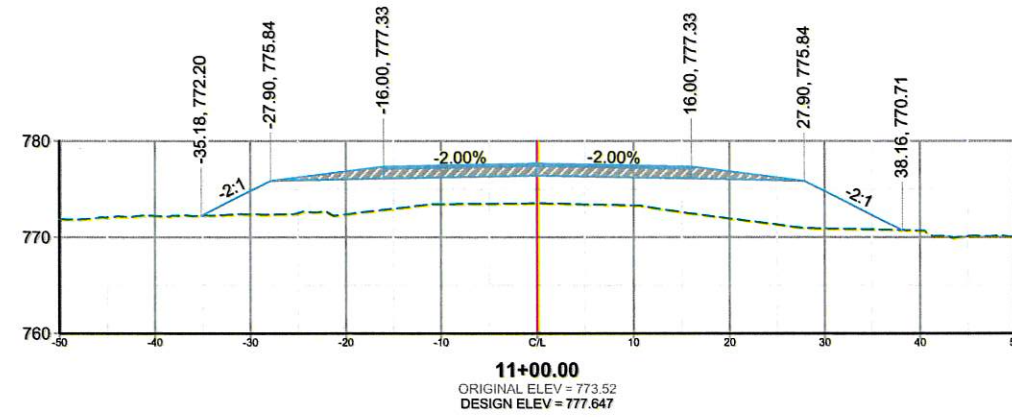
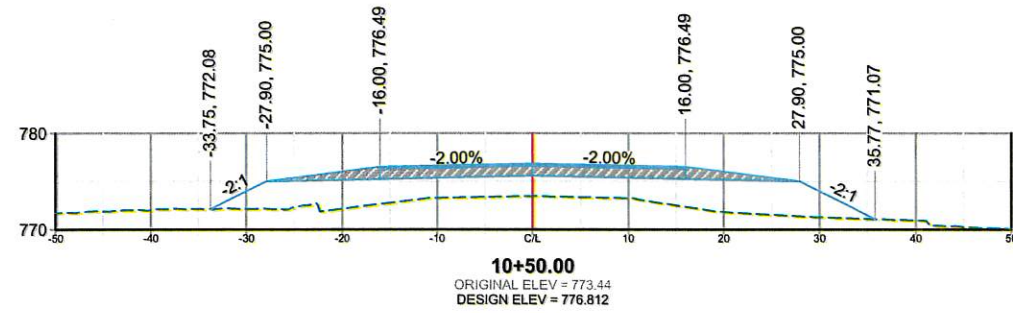
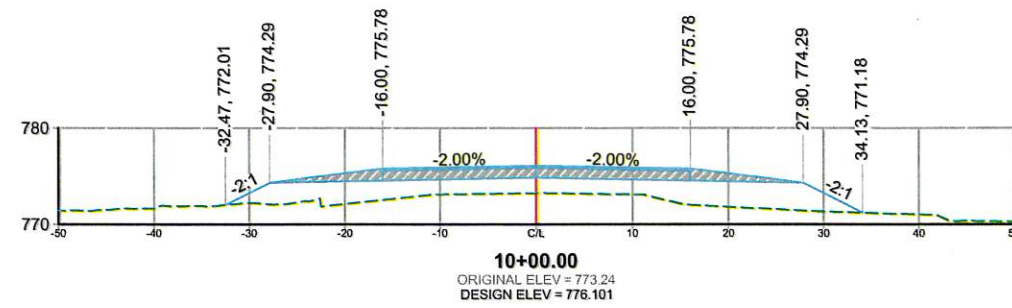
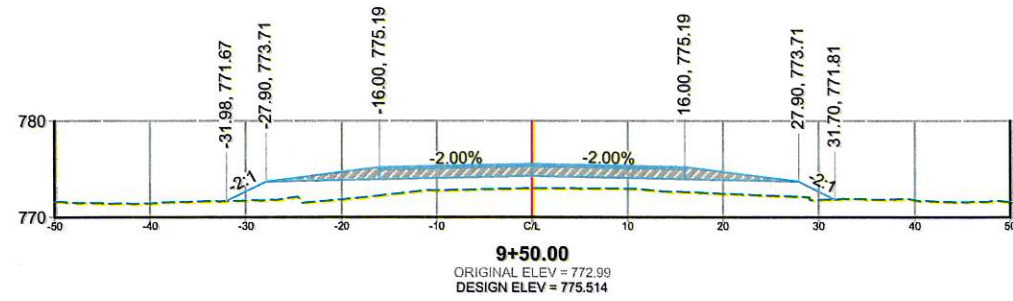
PEPPERS BRIDGE RD

SLOPE EXHIBIT

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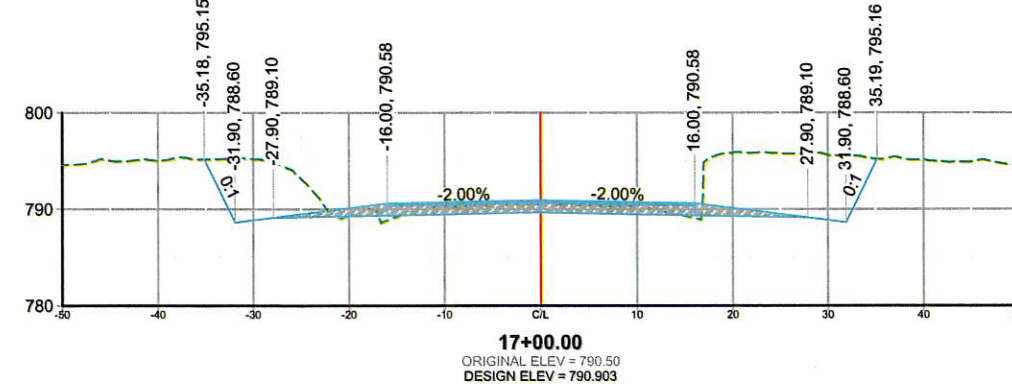
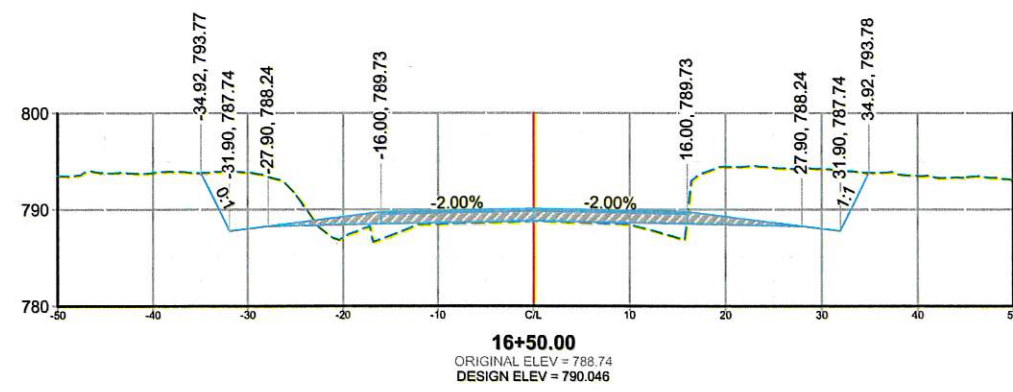
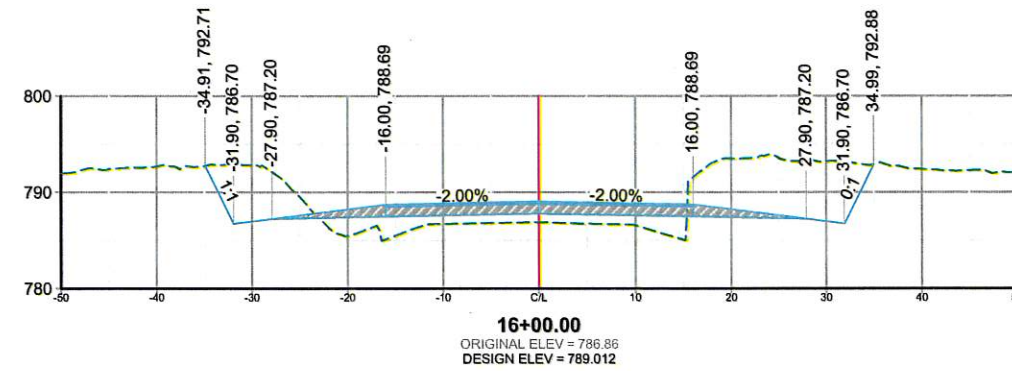
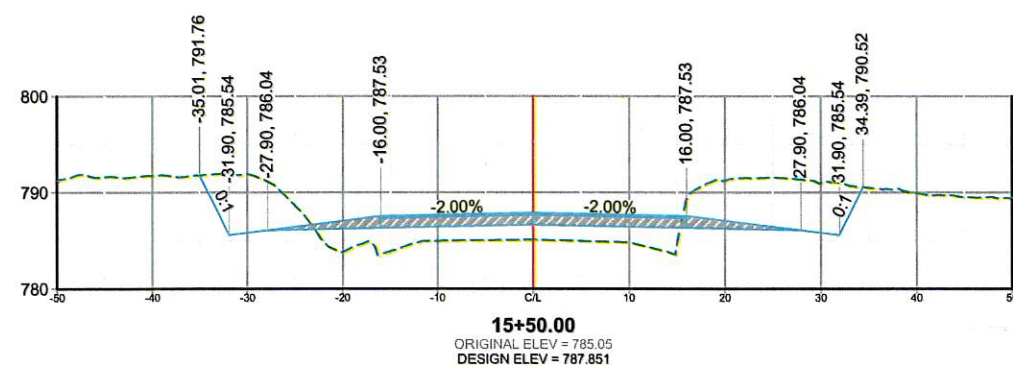
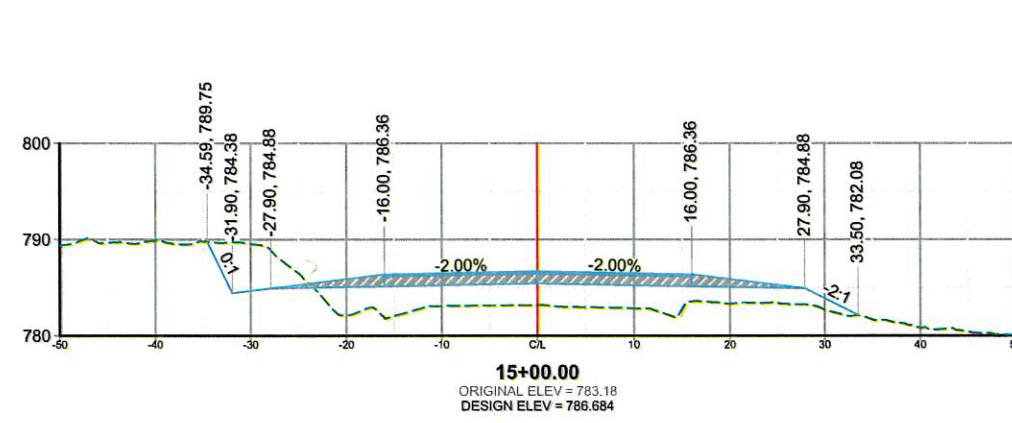
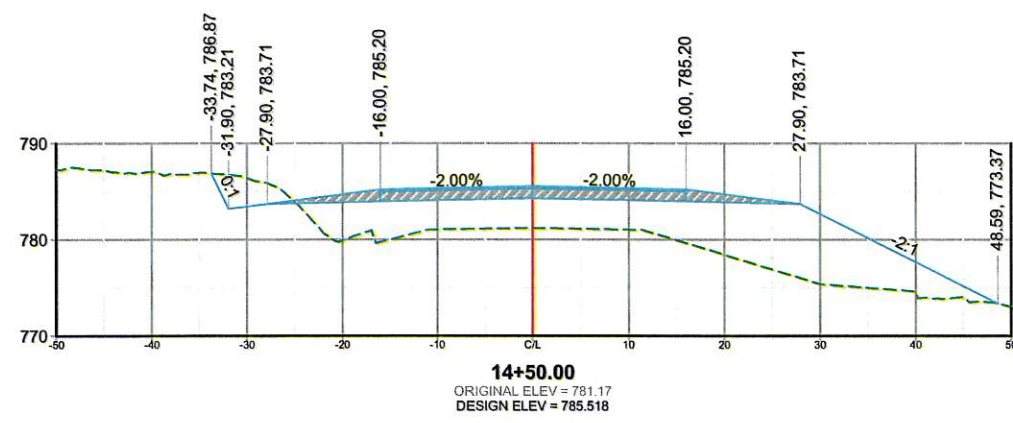
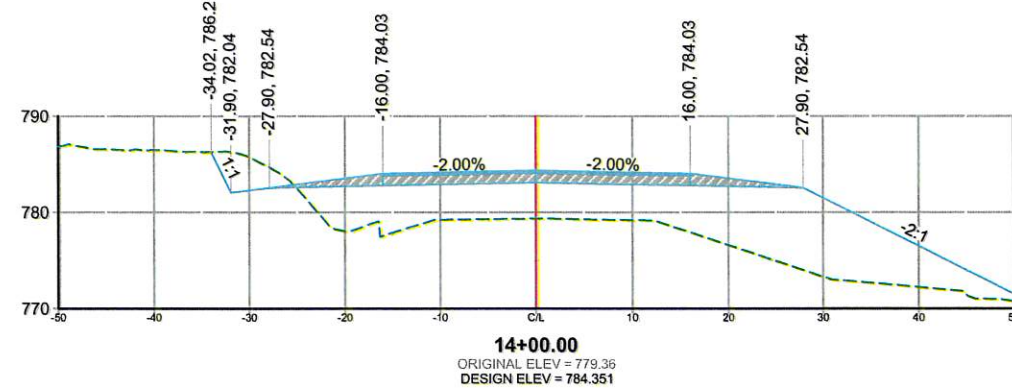
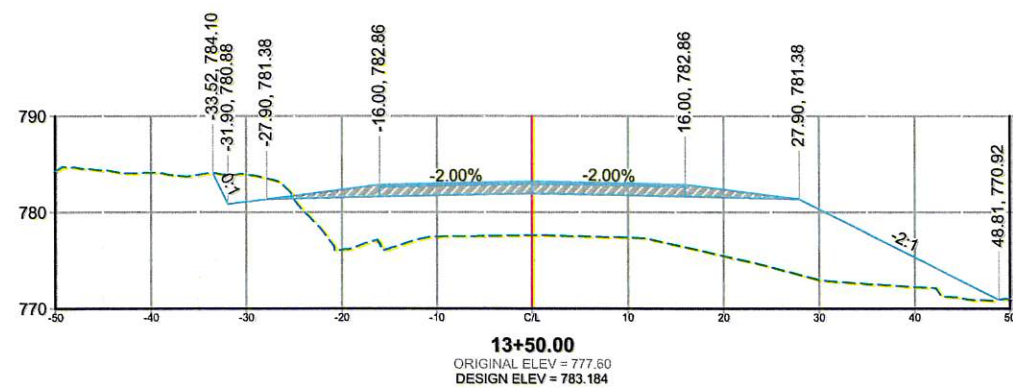


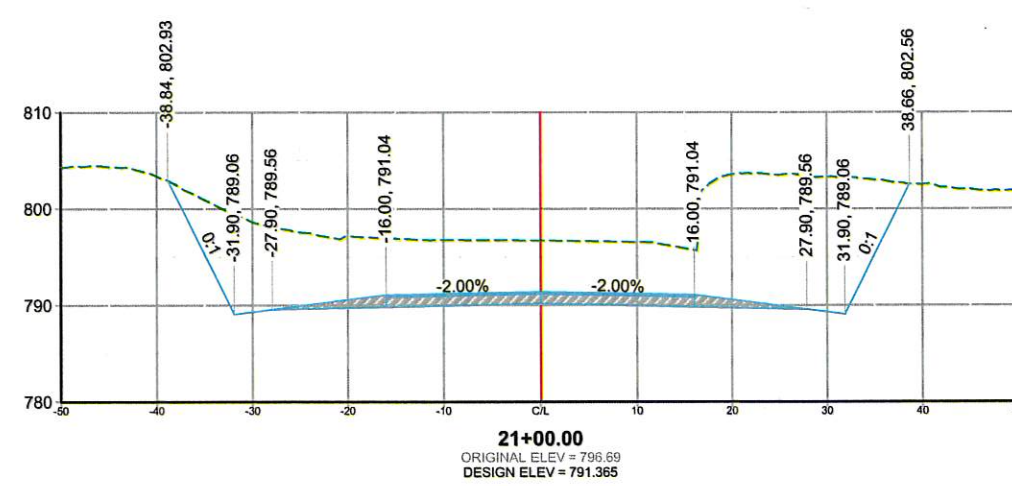
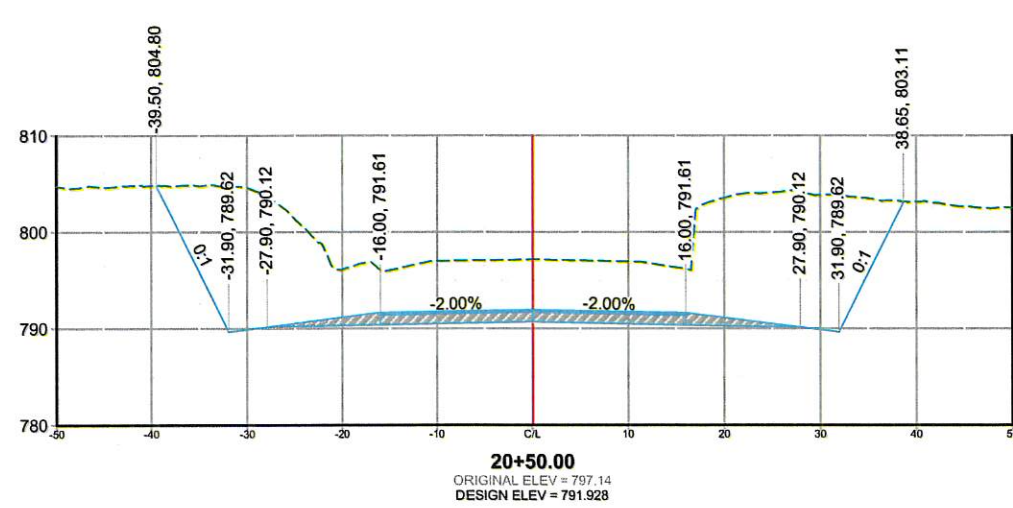
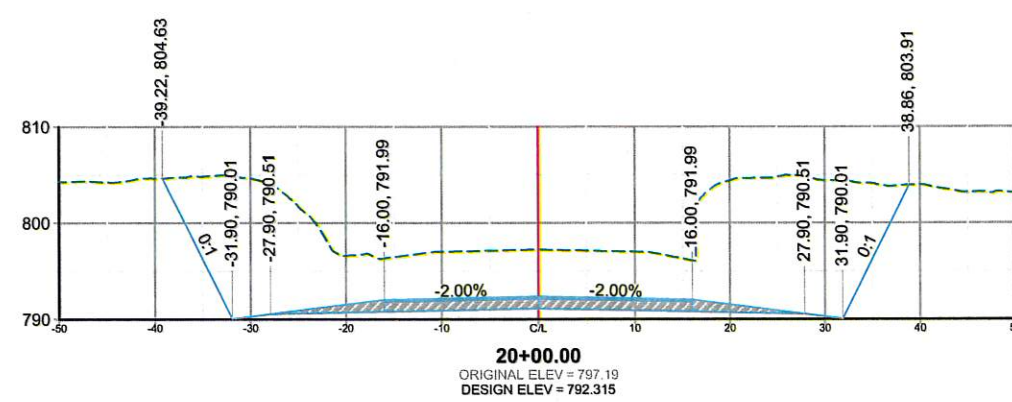
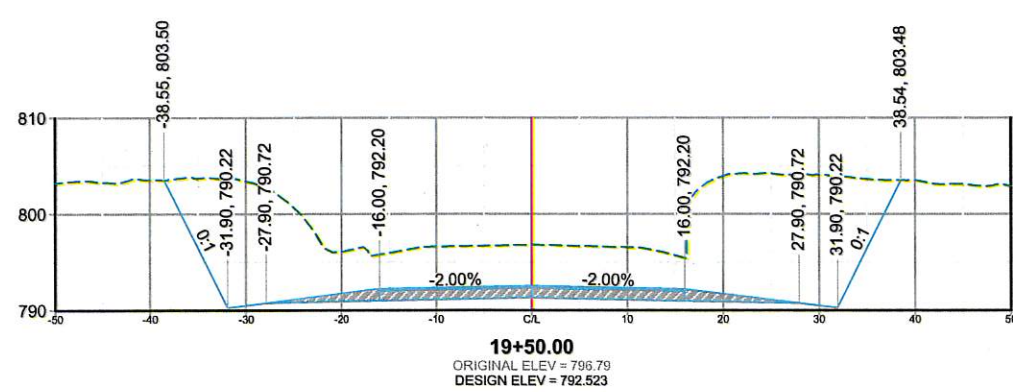
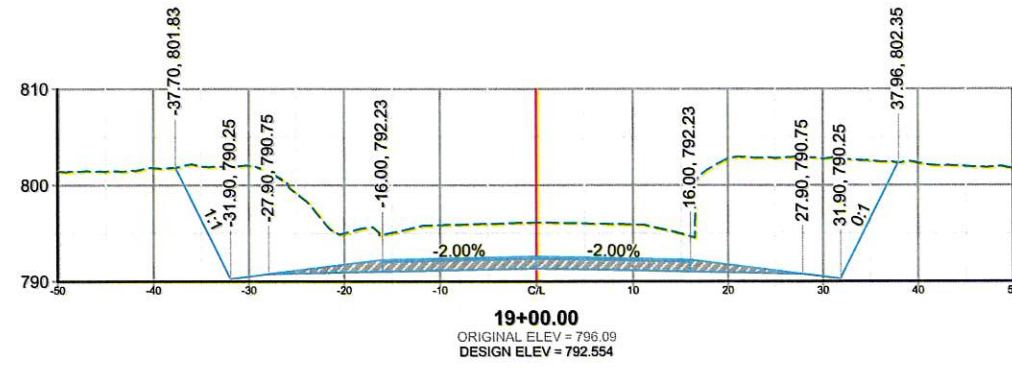
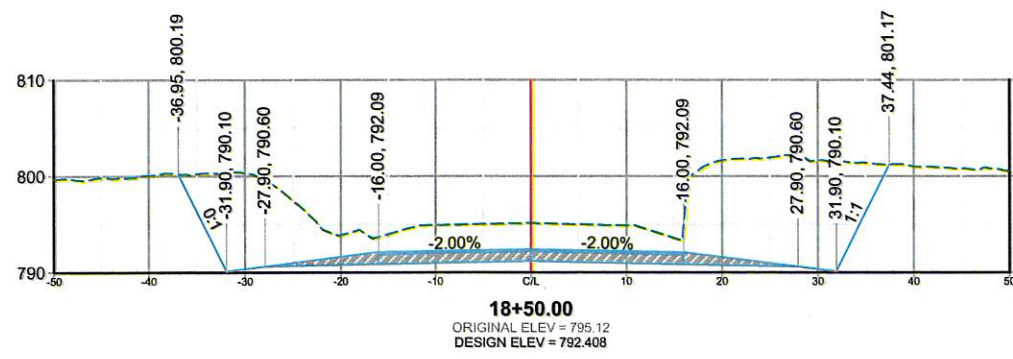
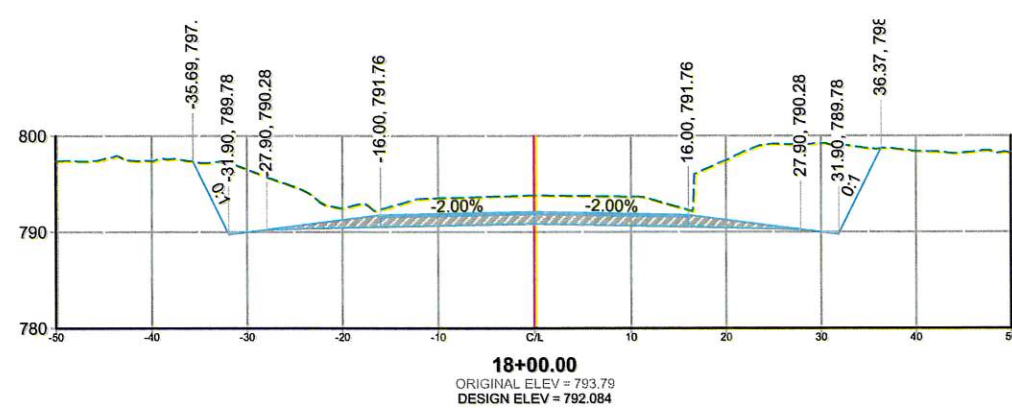
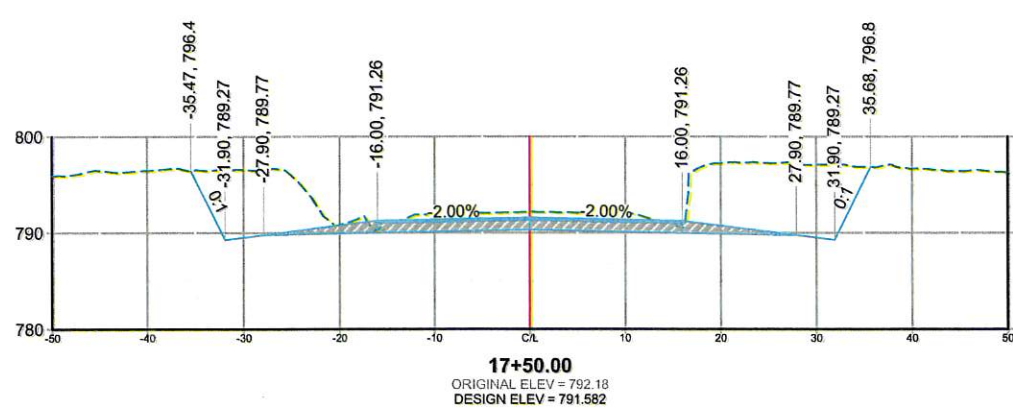


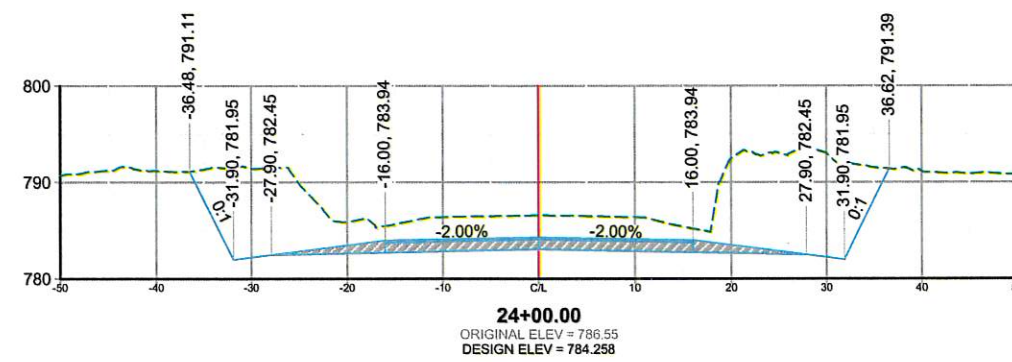
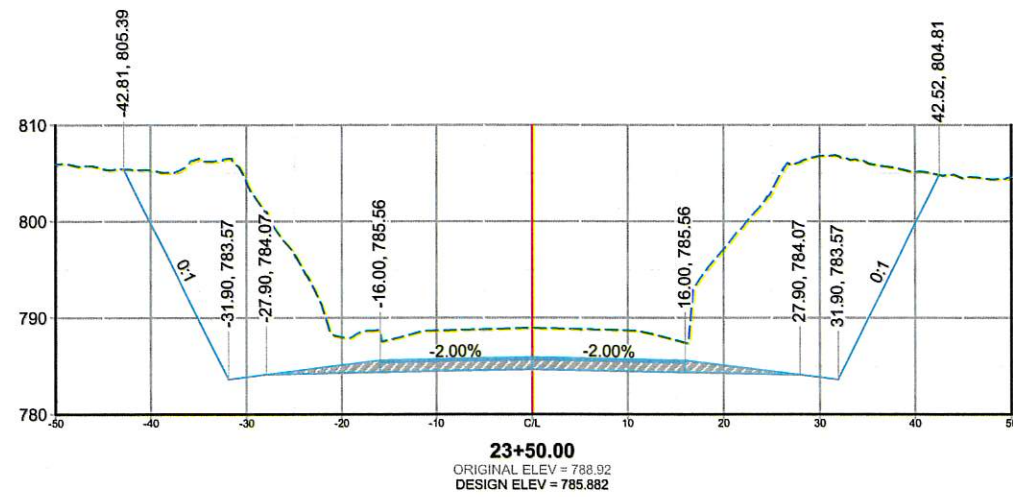
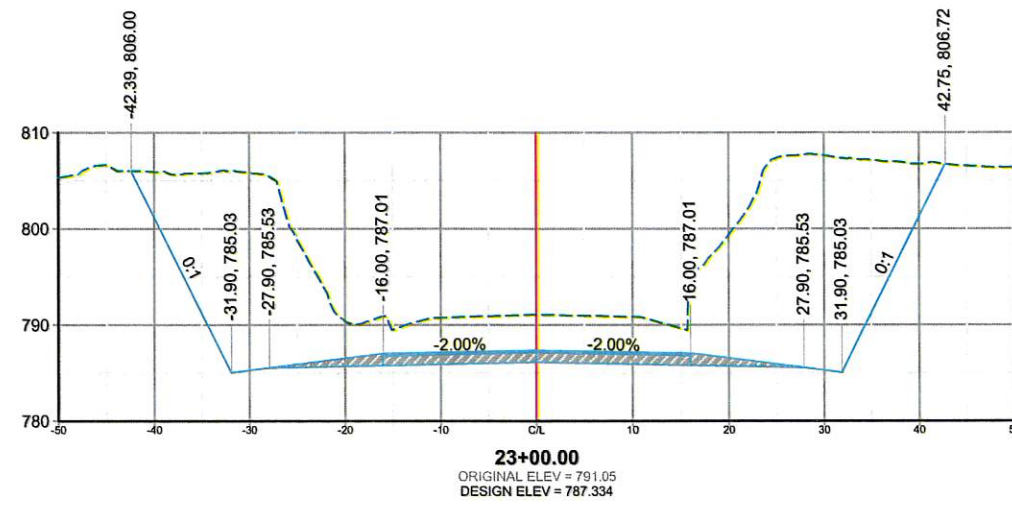
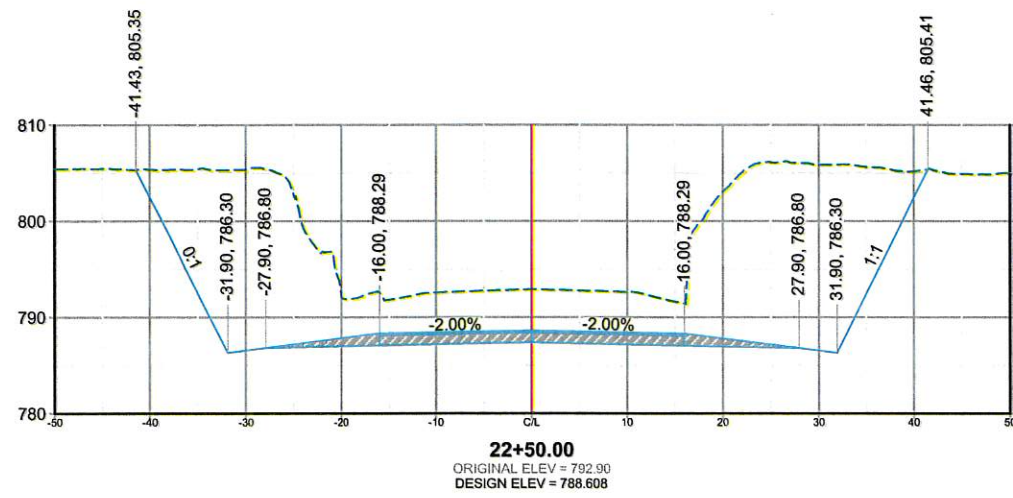
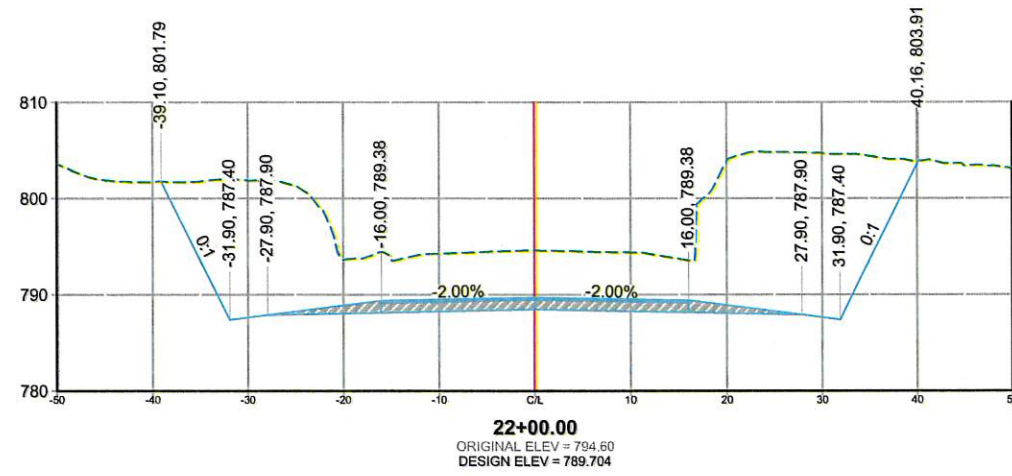
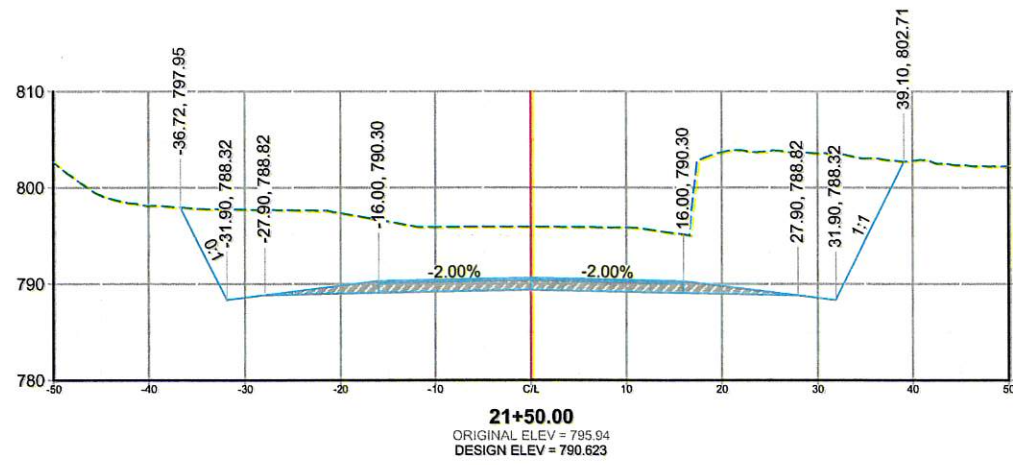


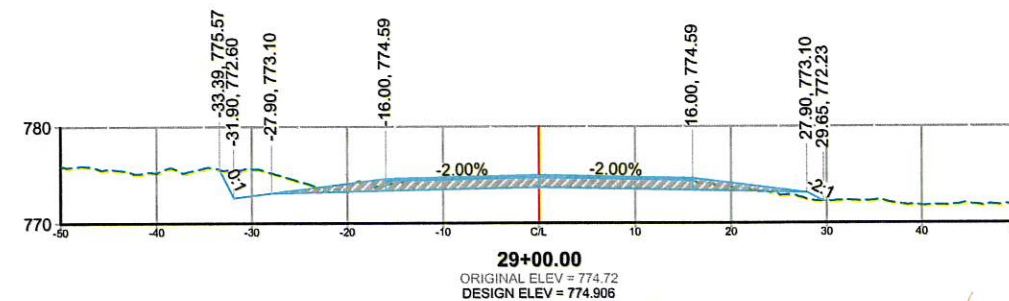
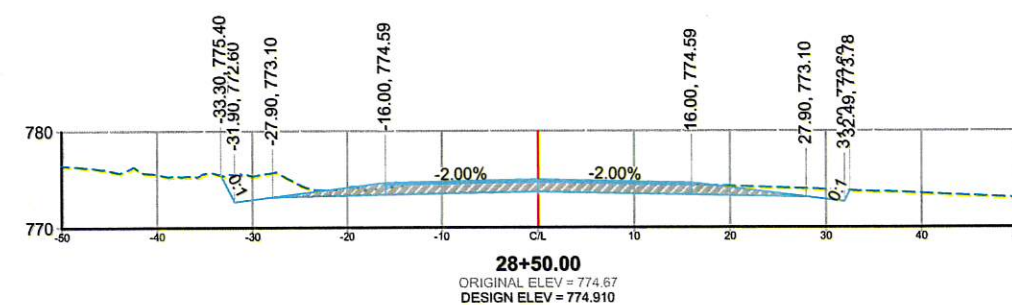
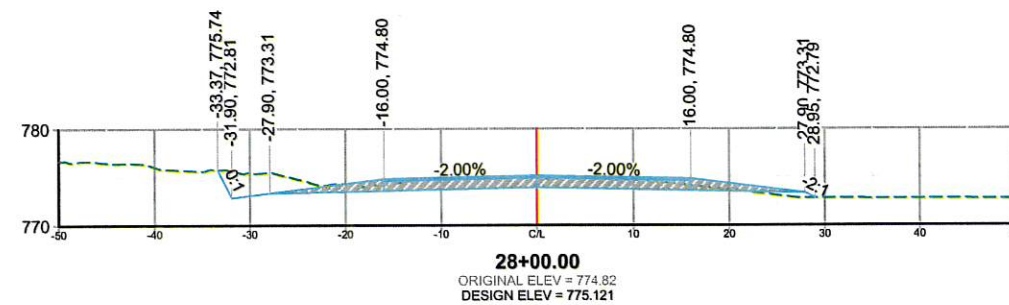
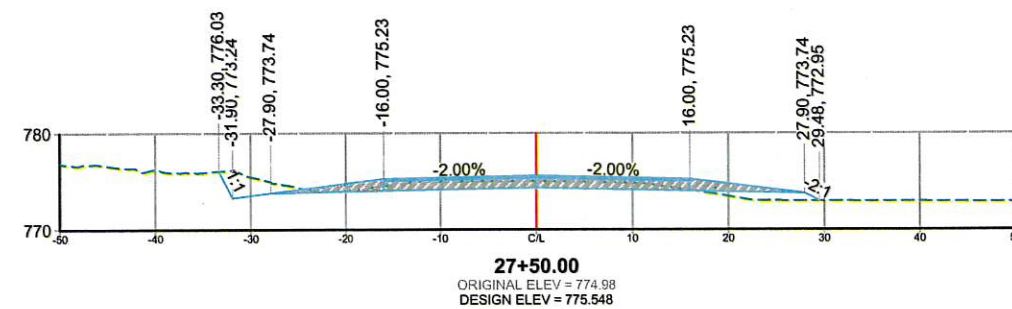
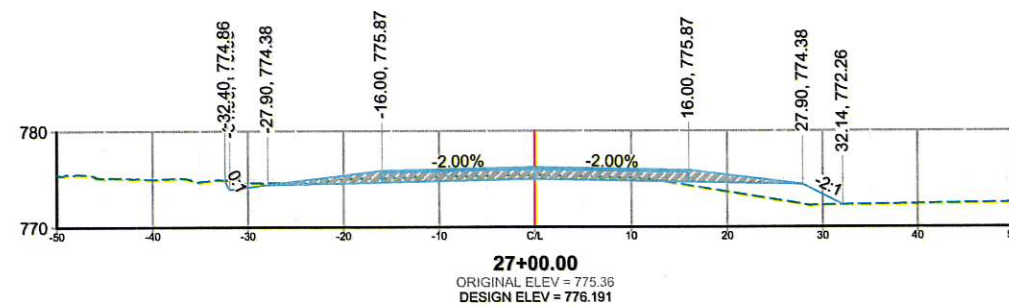
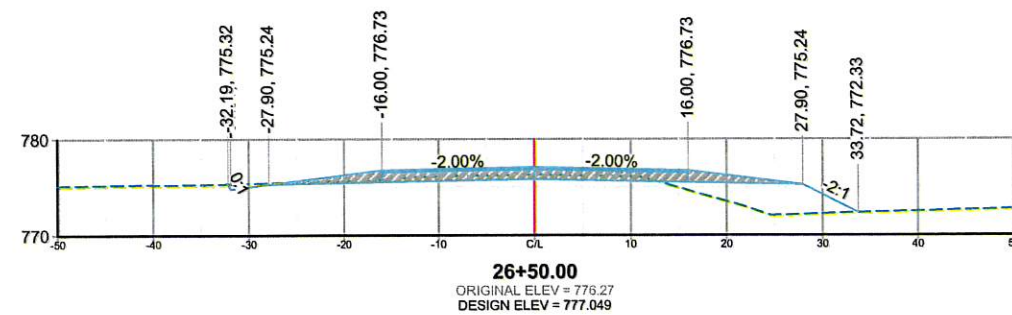
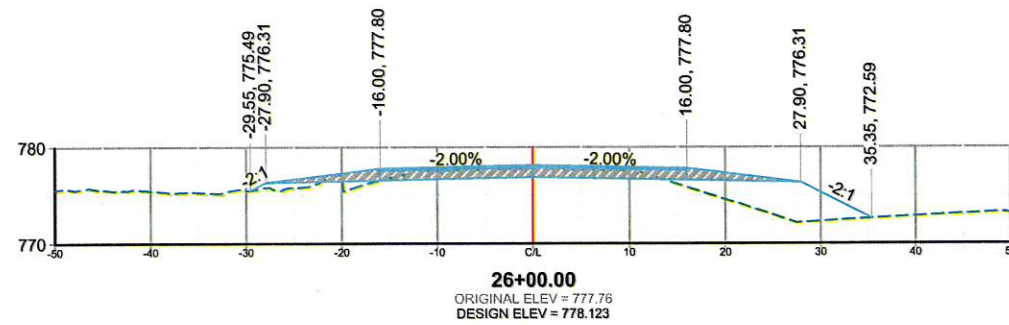
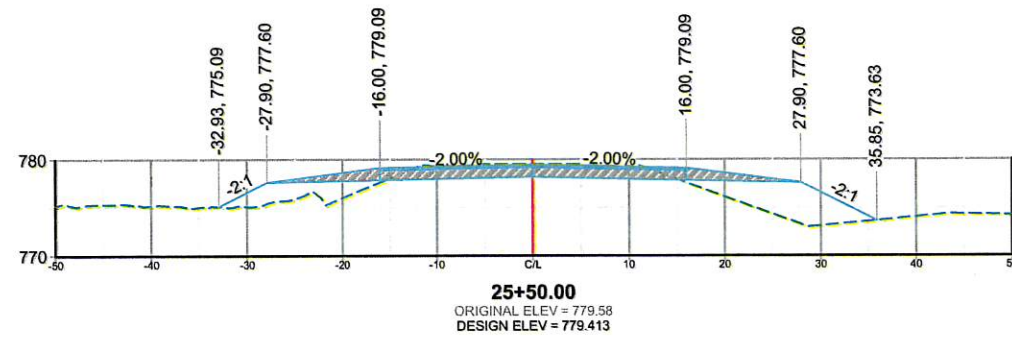
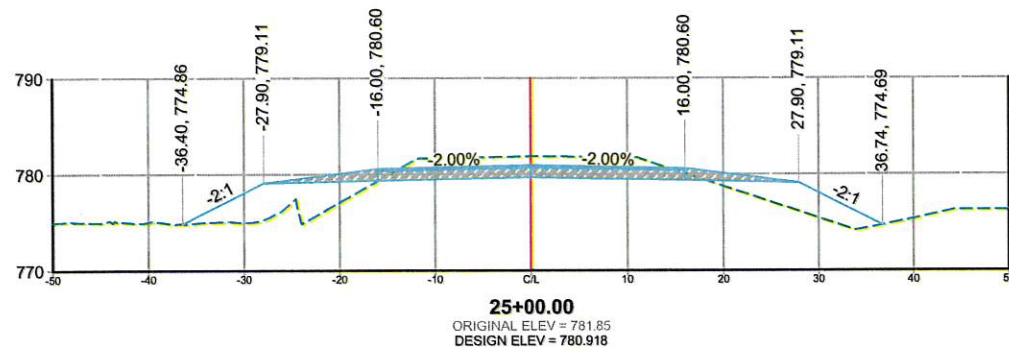
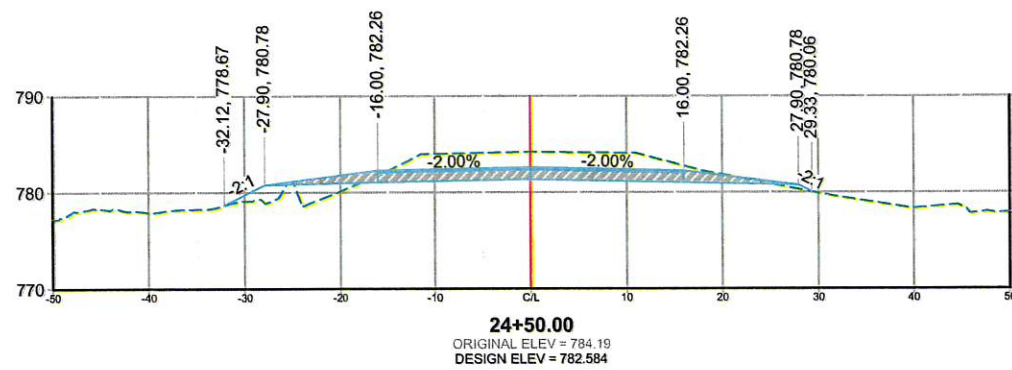
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PEPPERS BRIDGE RD



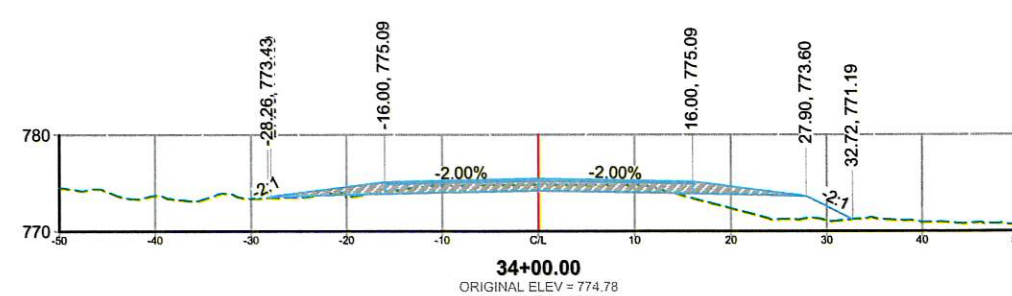
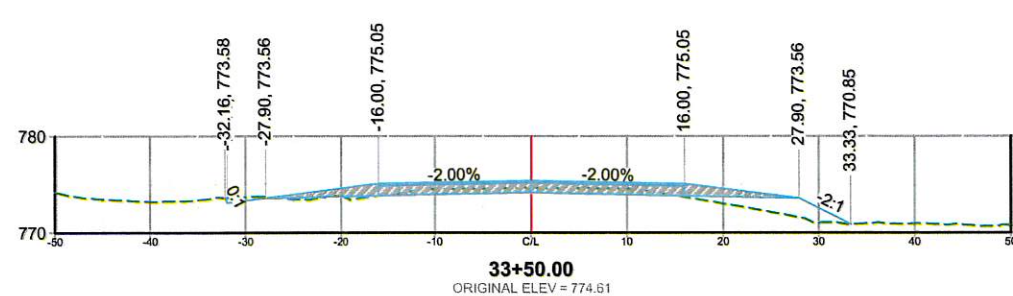
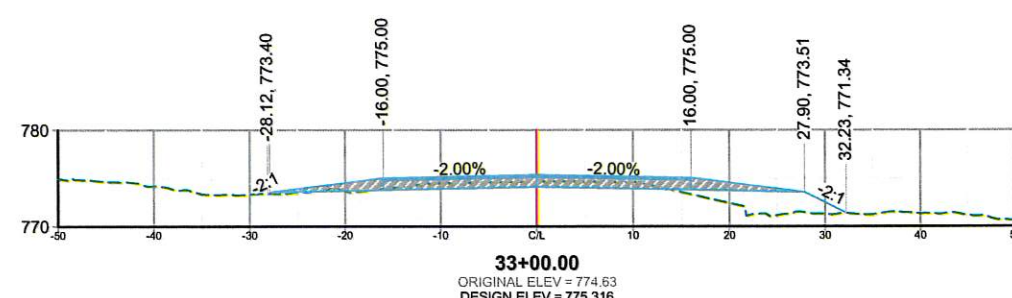
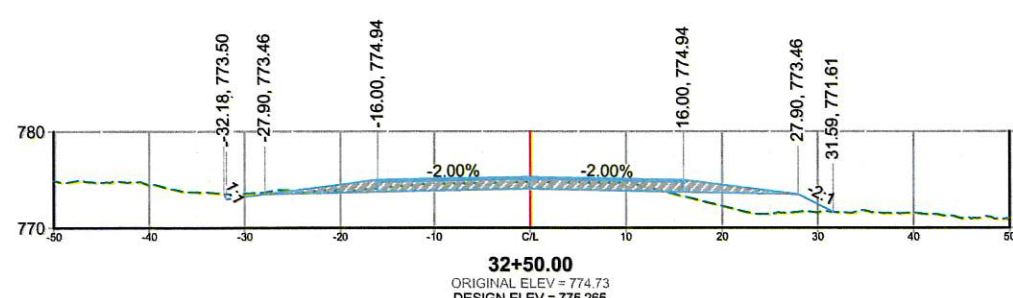
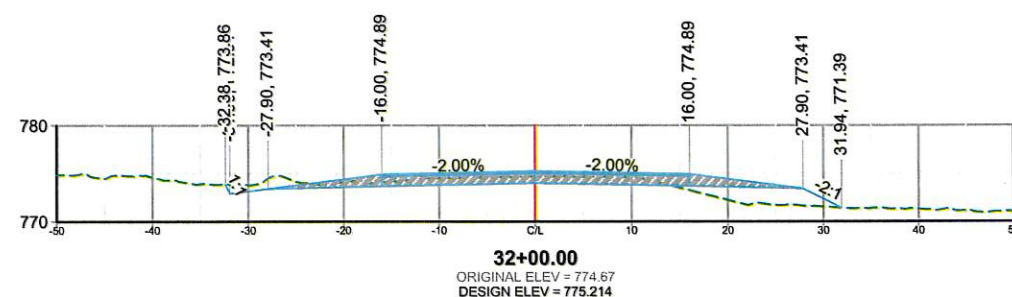
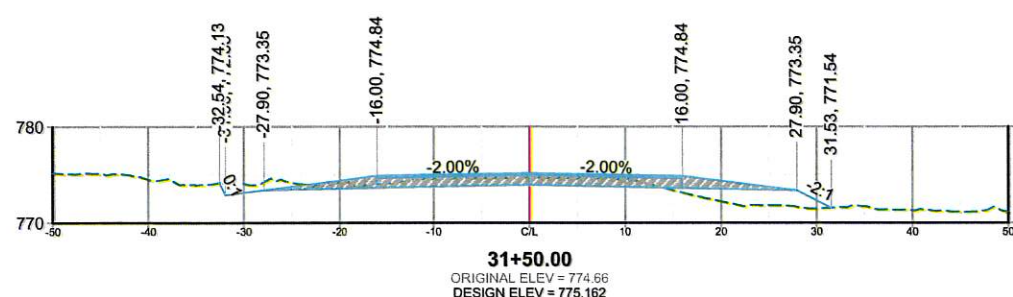
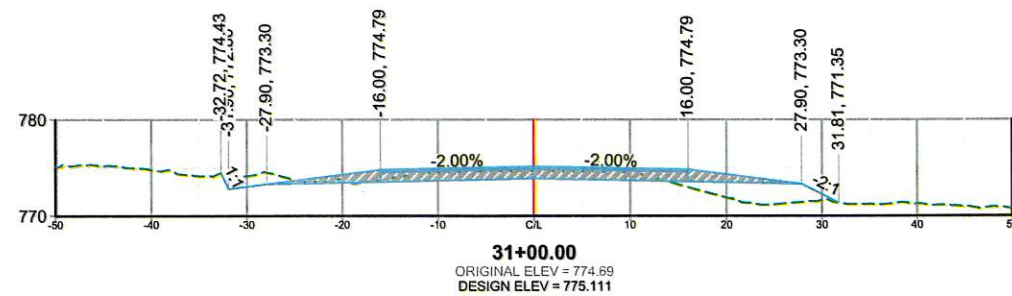
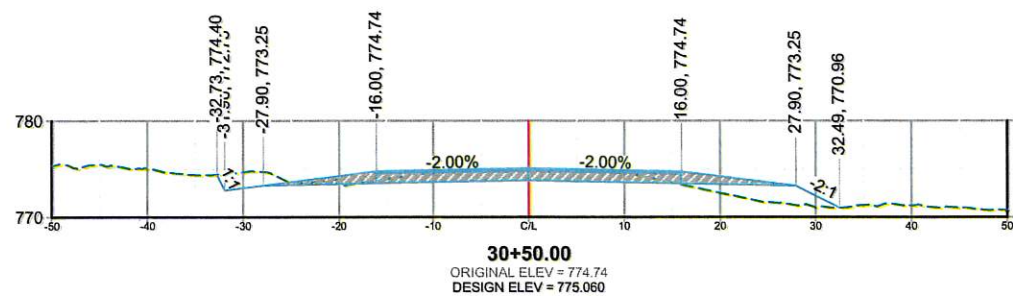
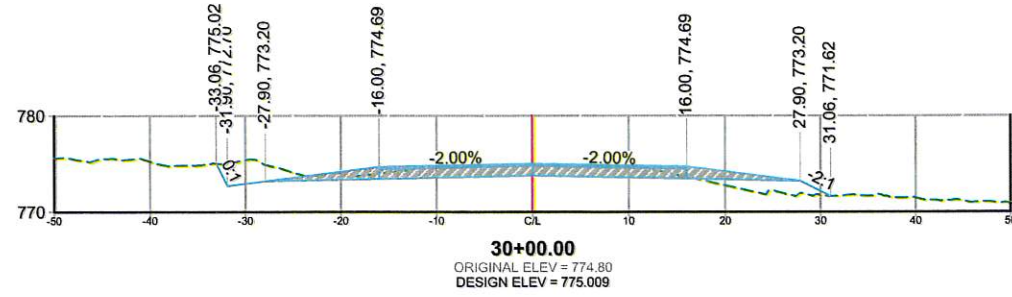
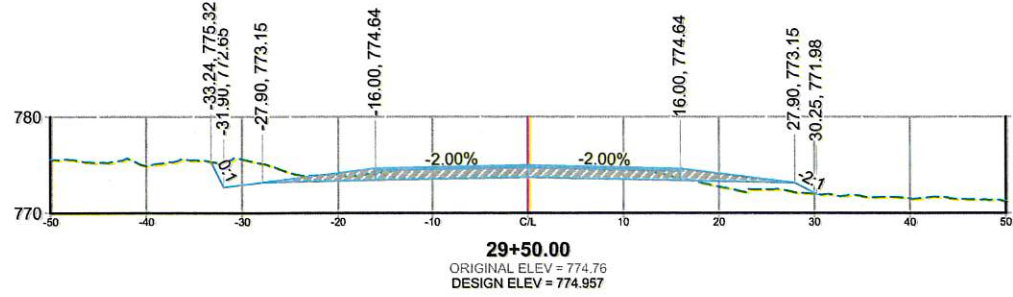


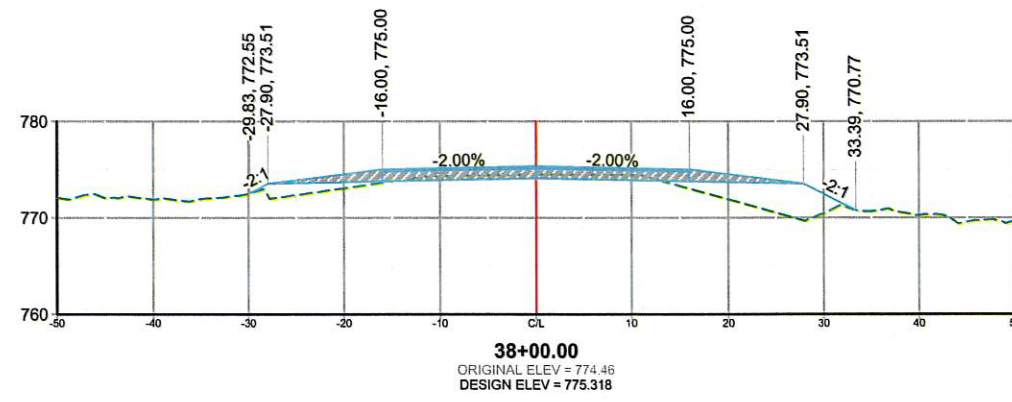
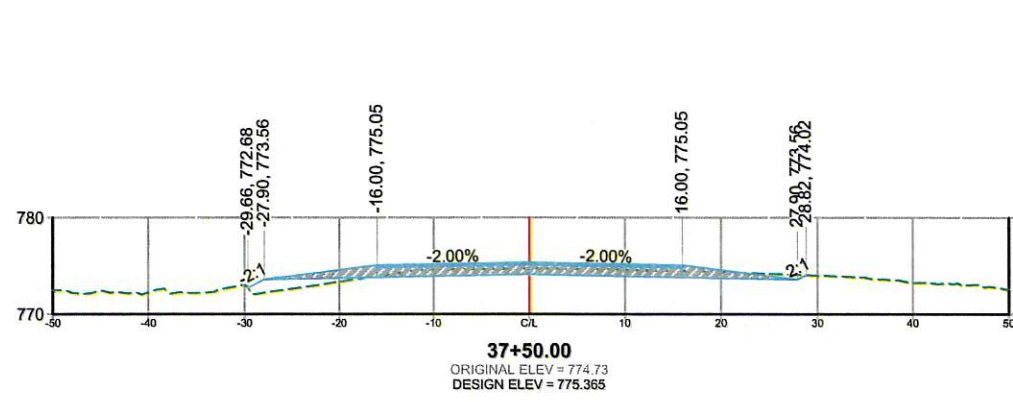
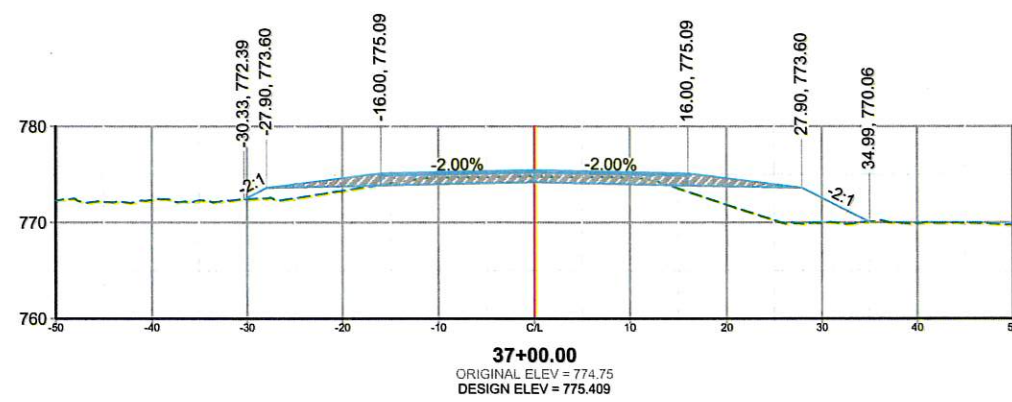
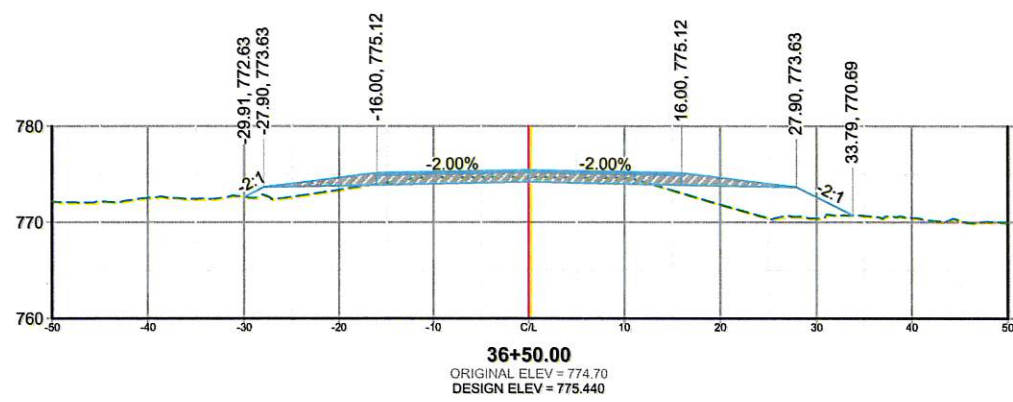
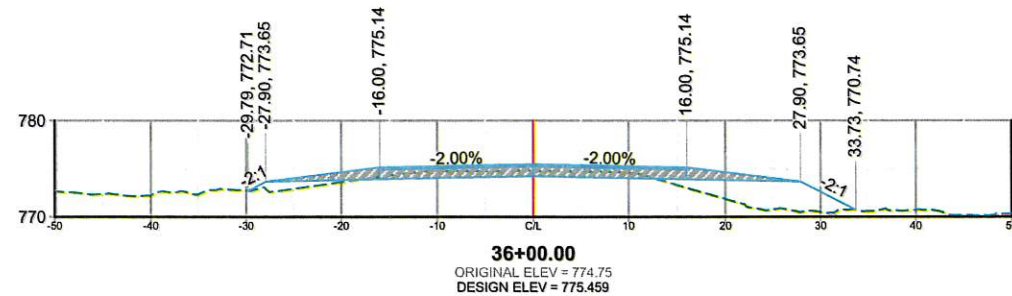
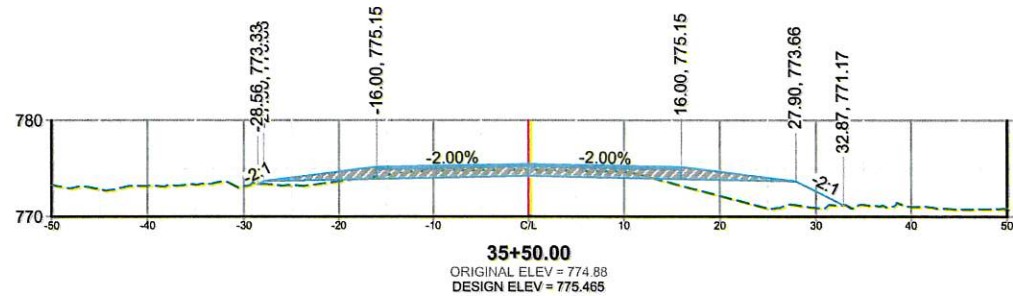
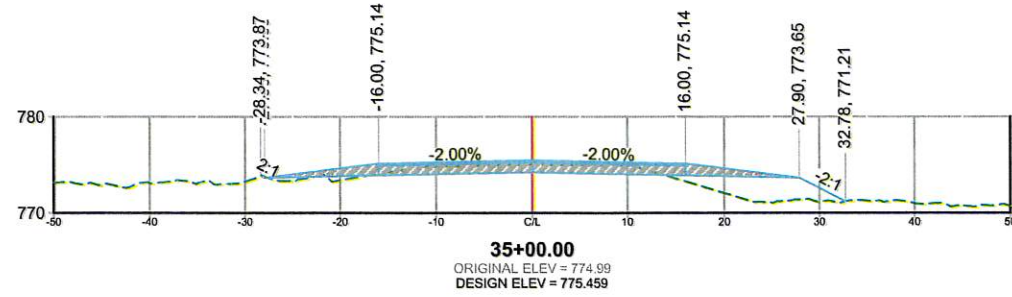
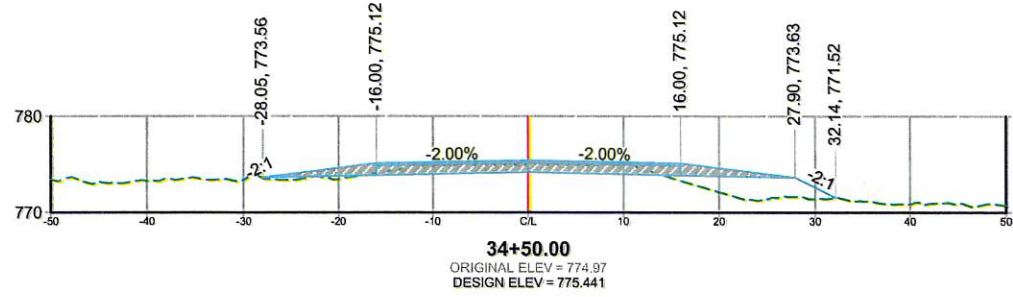


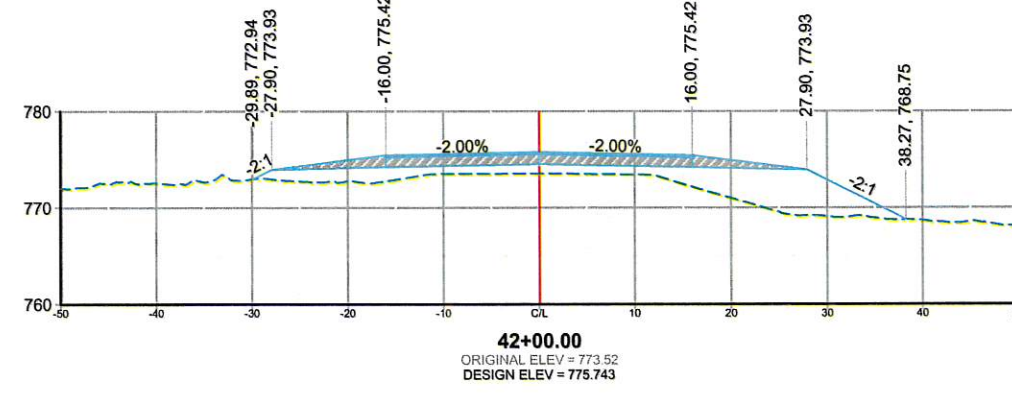
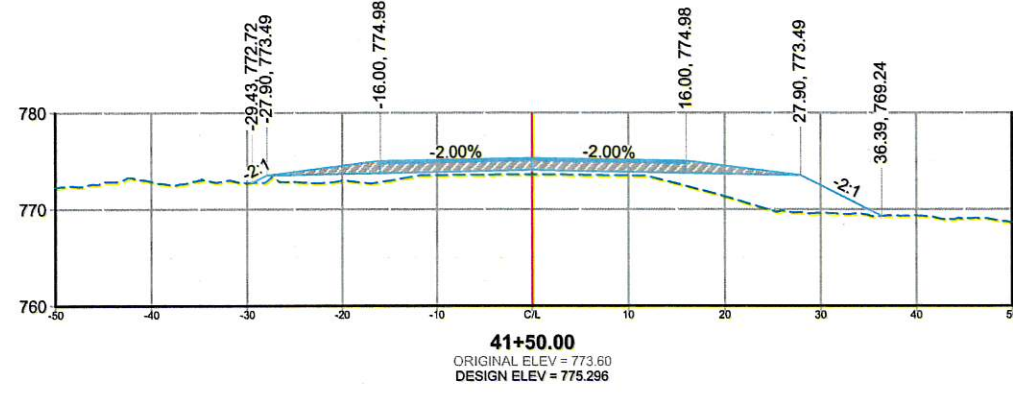
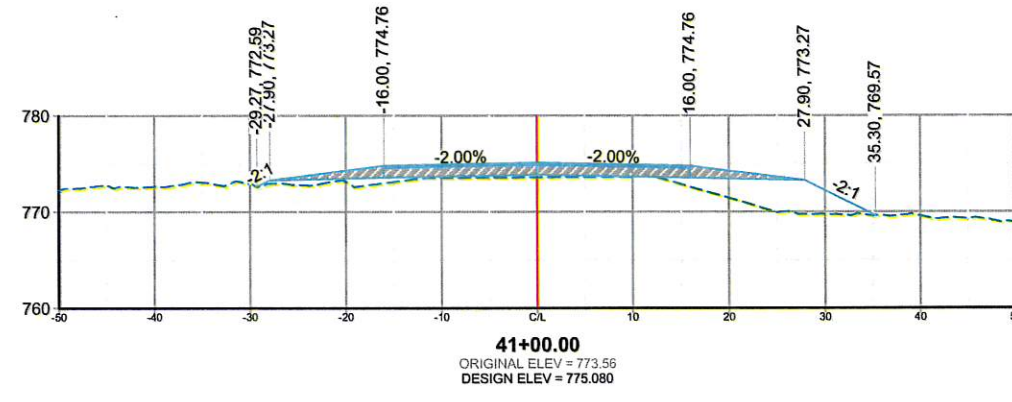
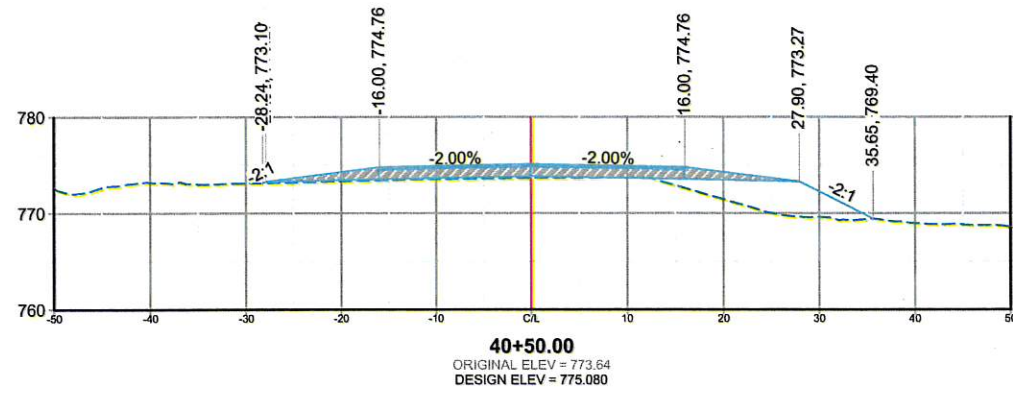
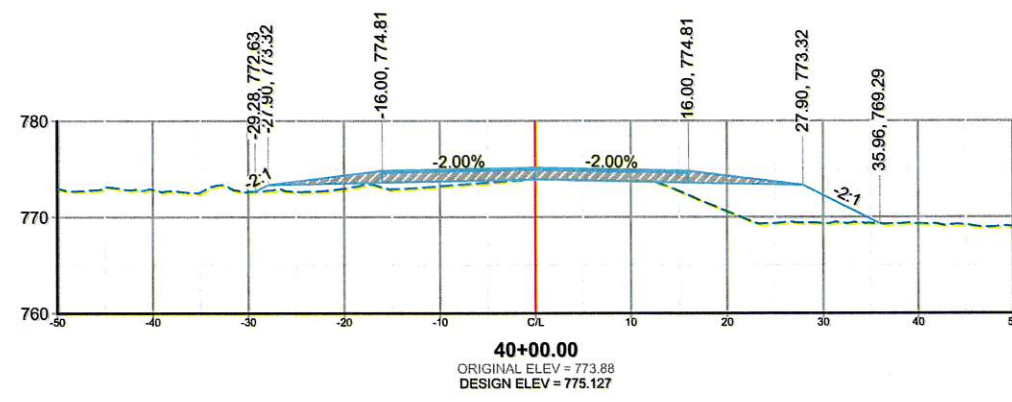
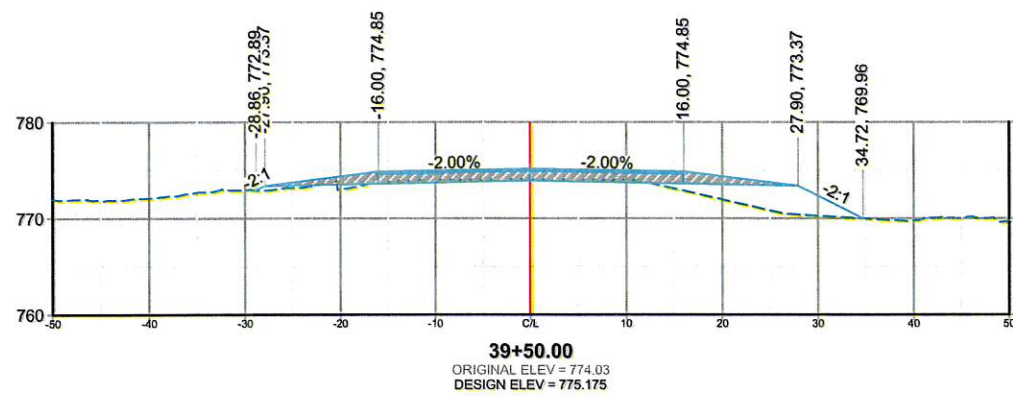
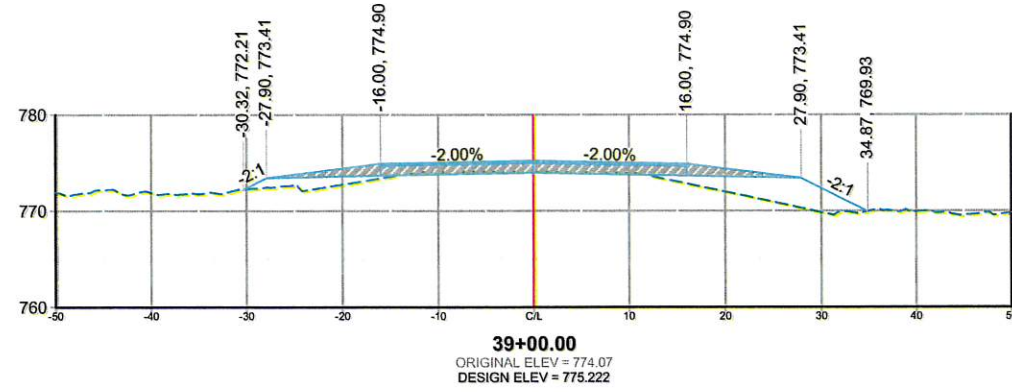
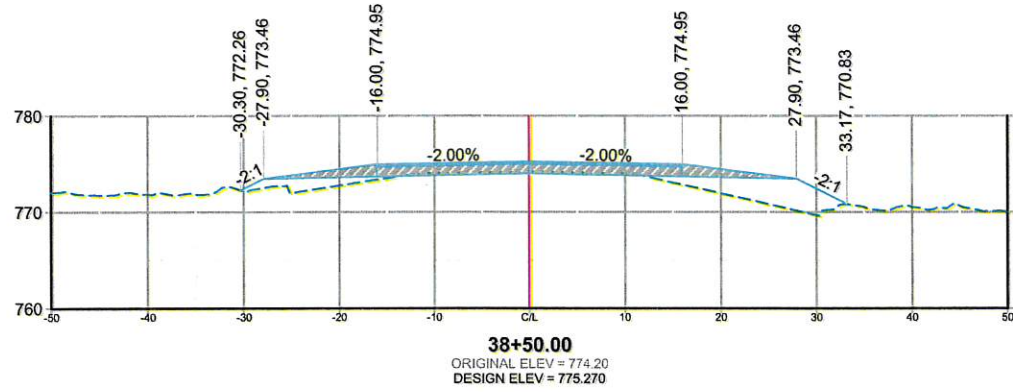


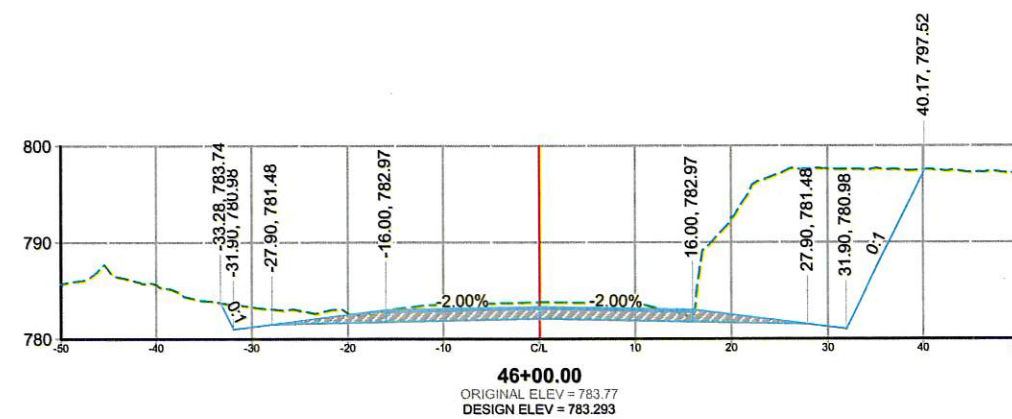
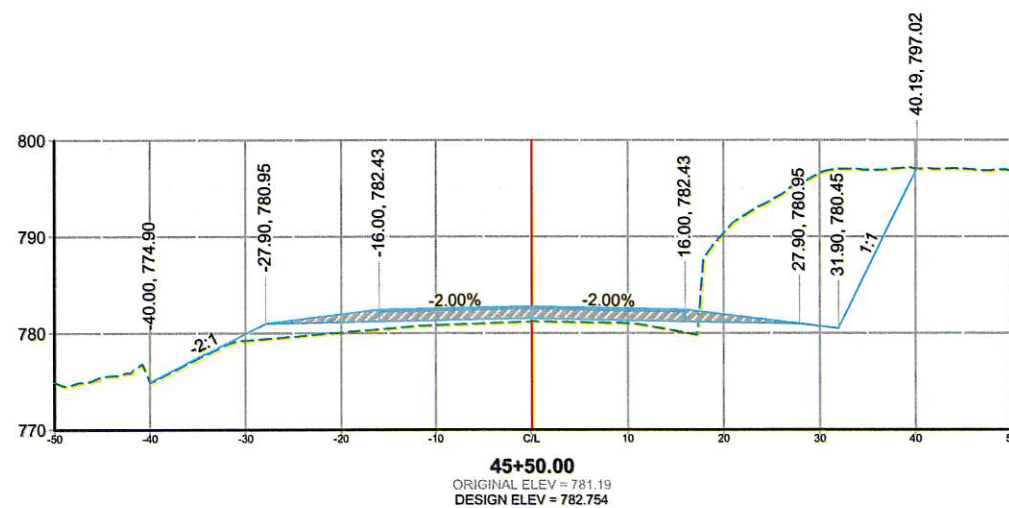
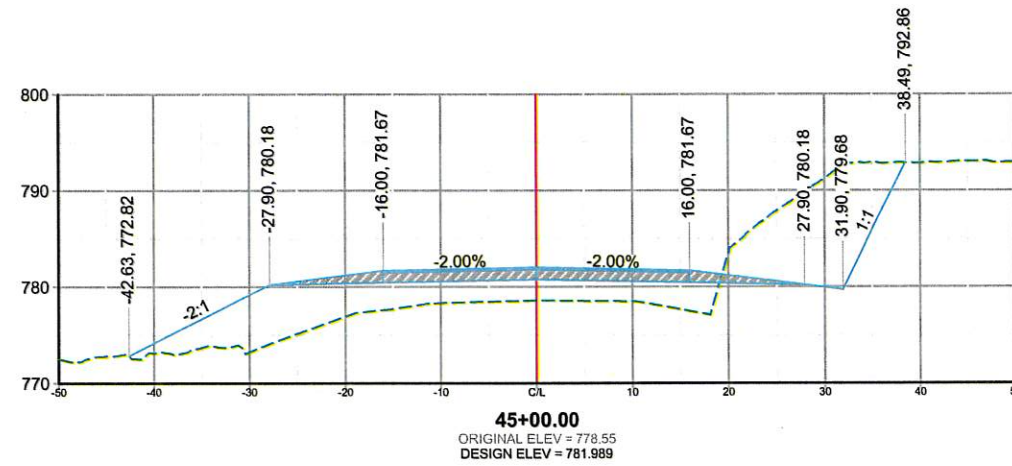
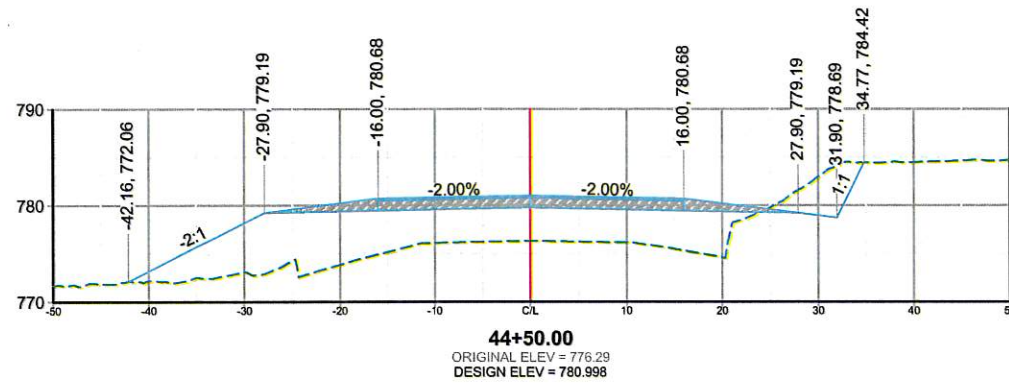
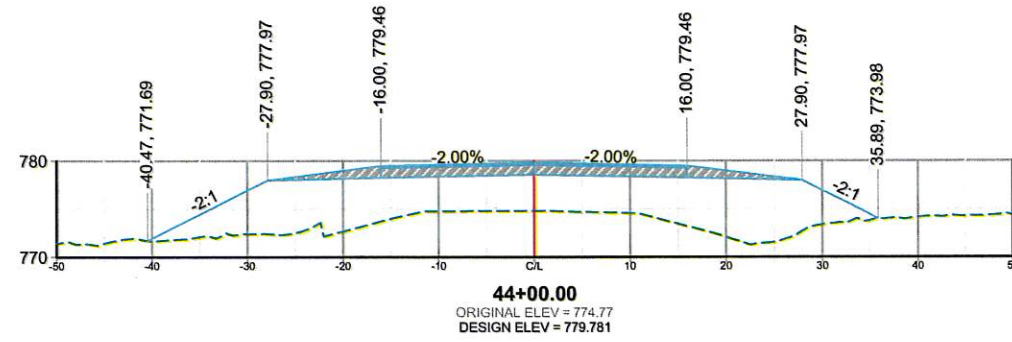
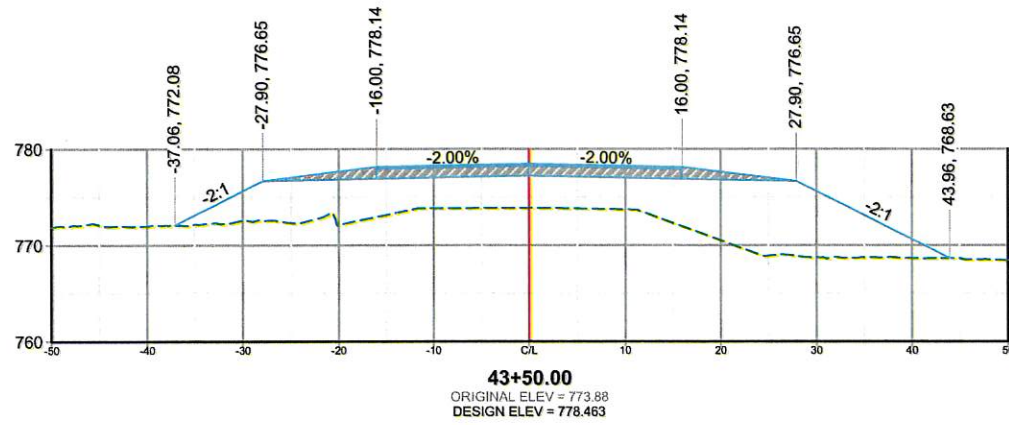
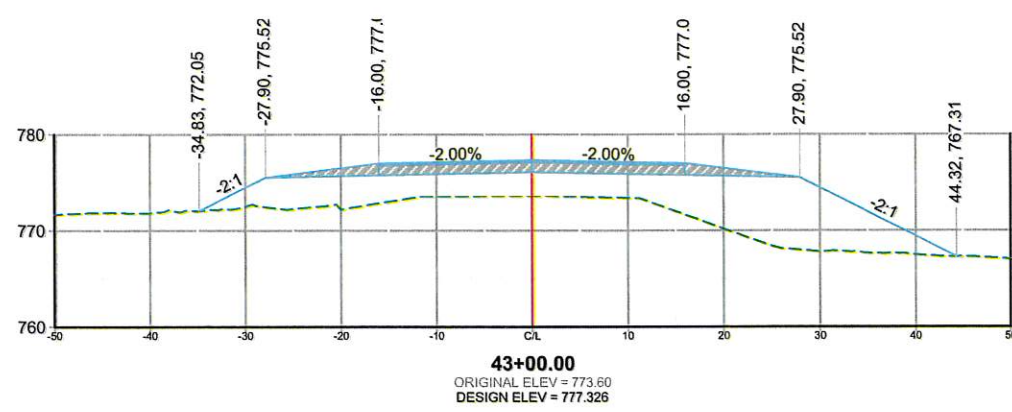
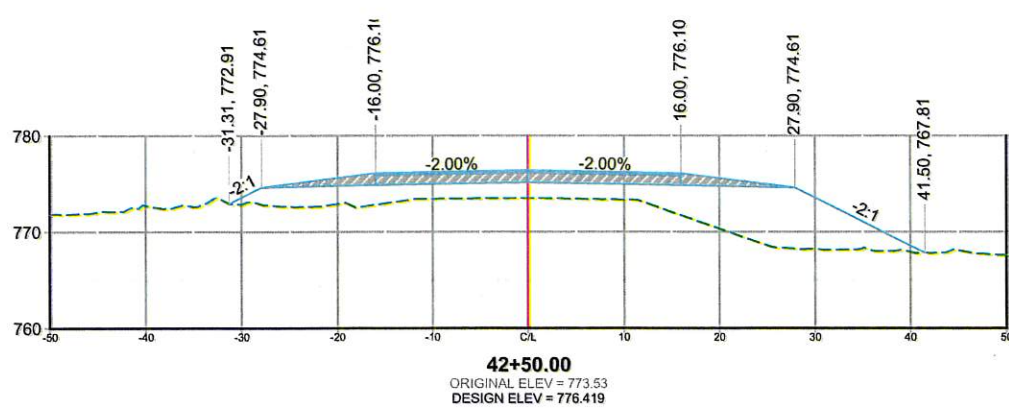
January 28, 2020
PLOT DATE

PEPPERS BRIDGE RD CRP 18-03
PEPPERS BRIDGE RD



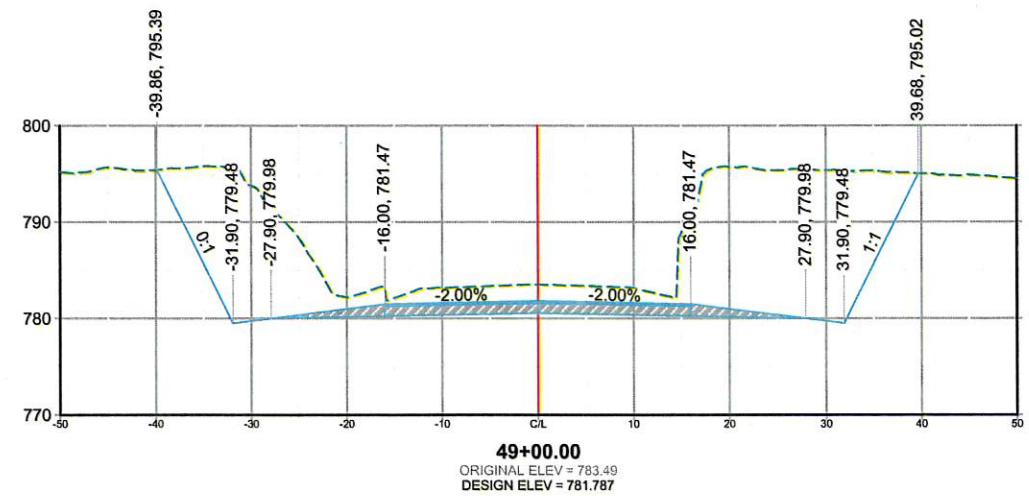
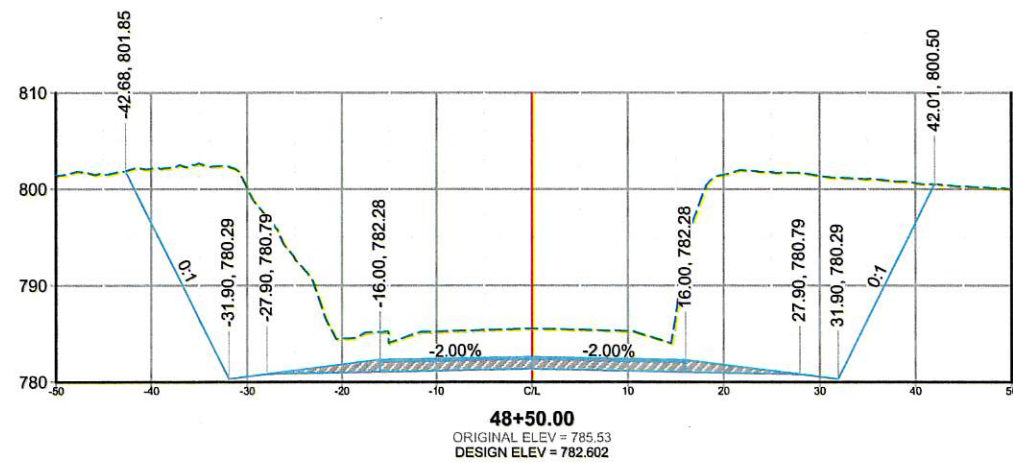
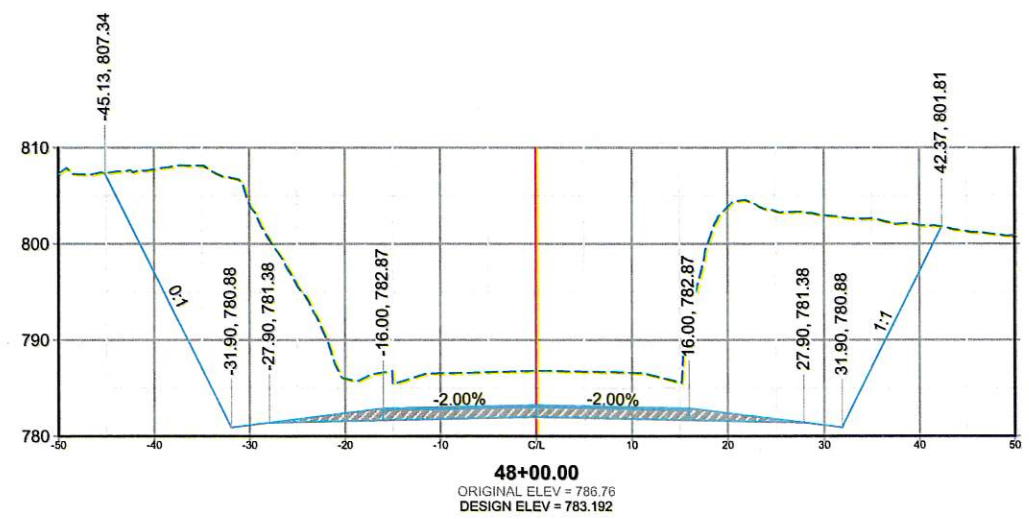
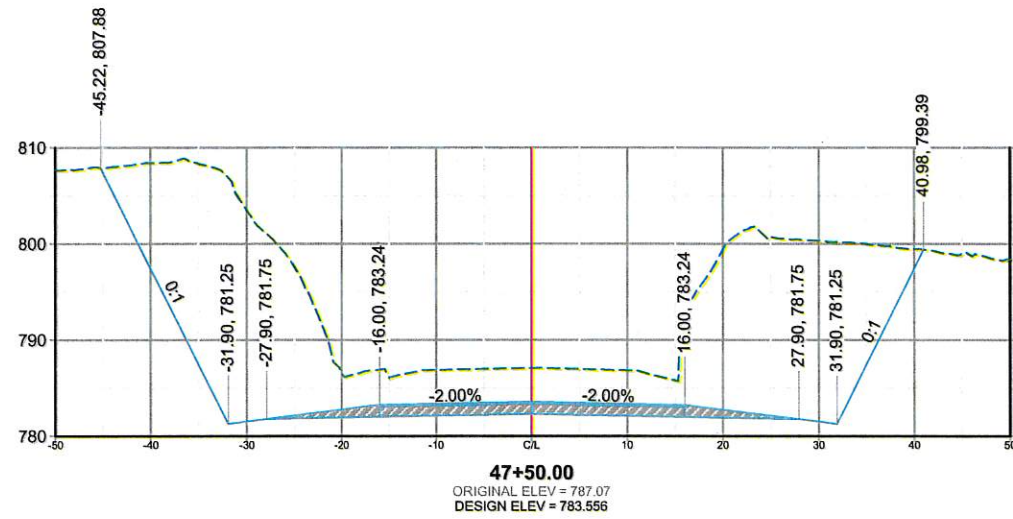
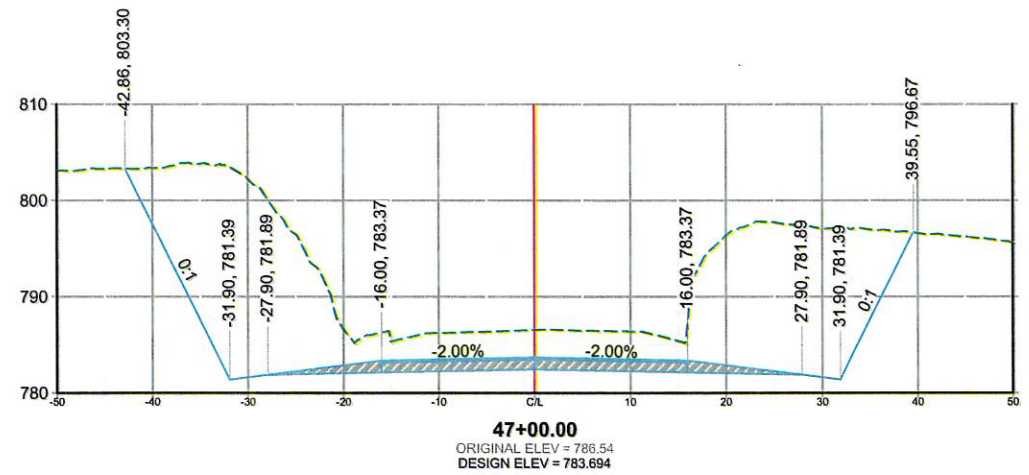
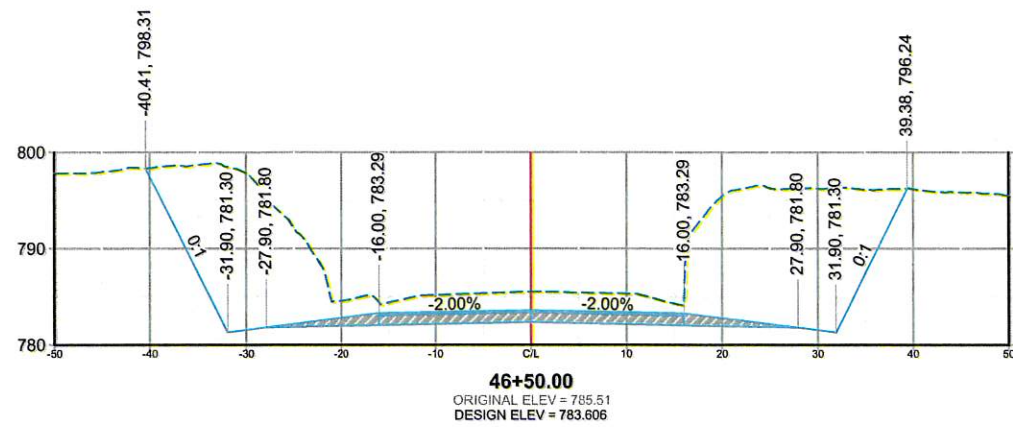


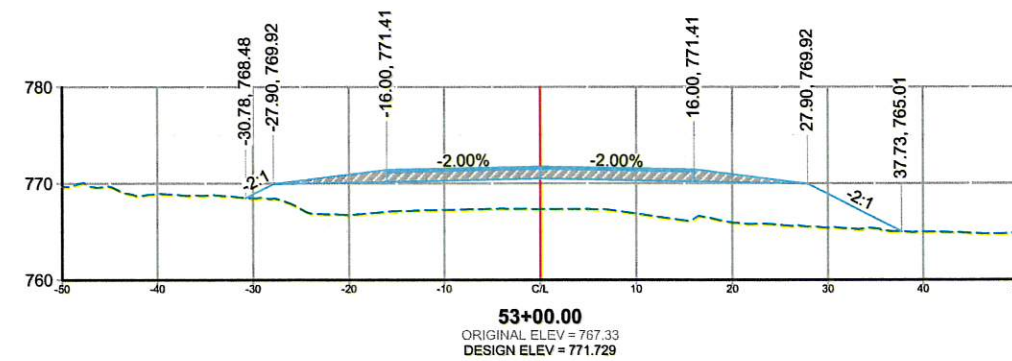
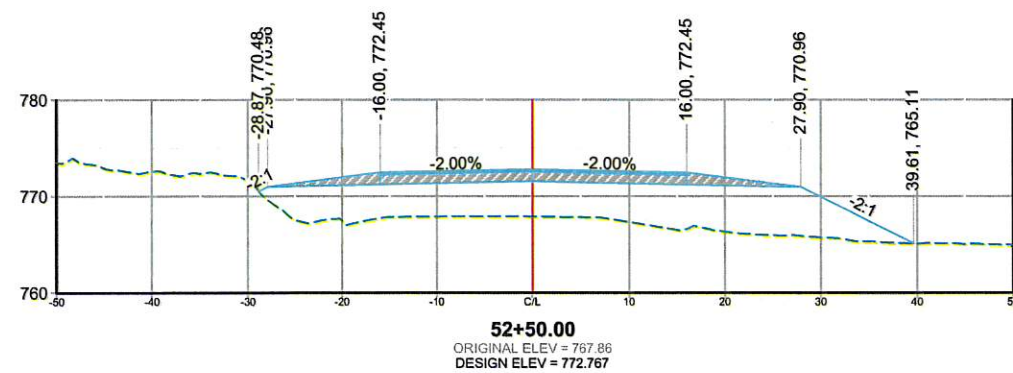
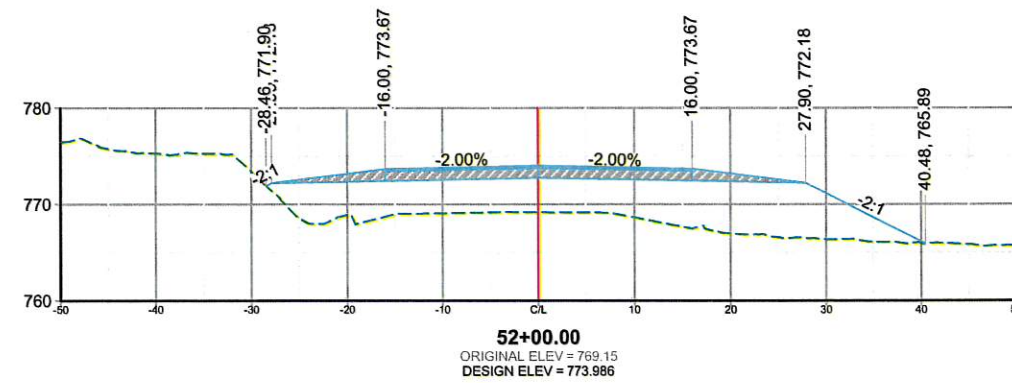
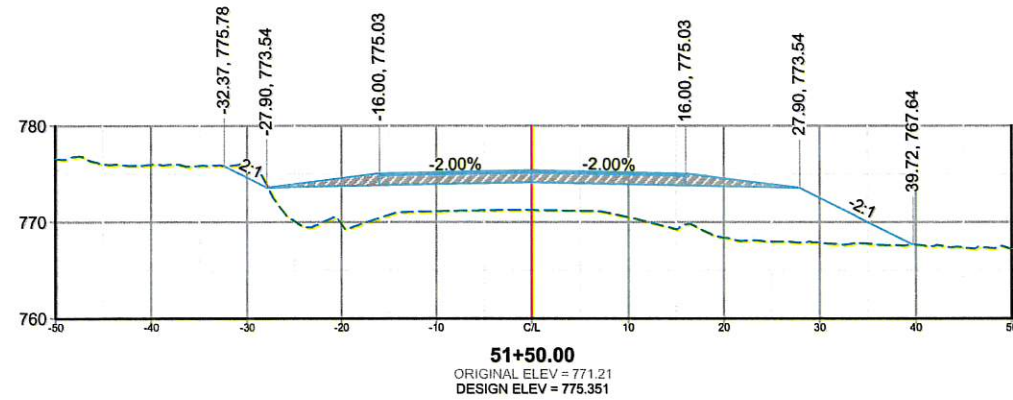
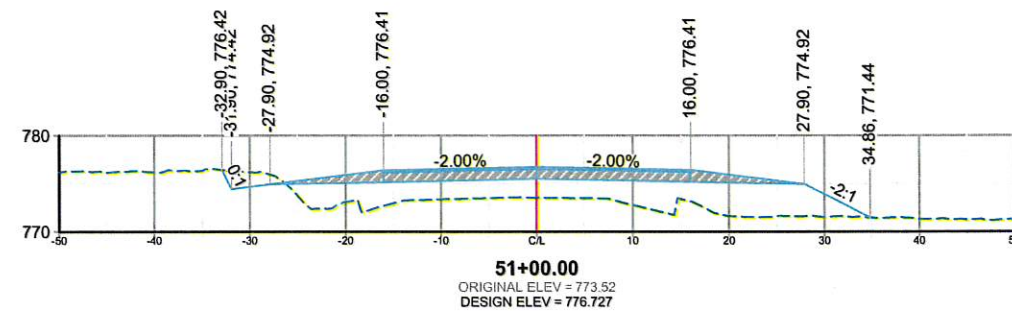
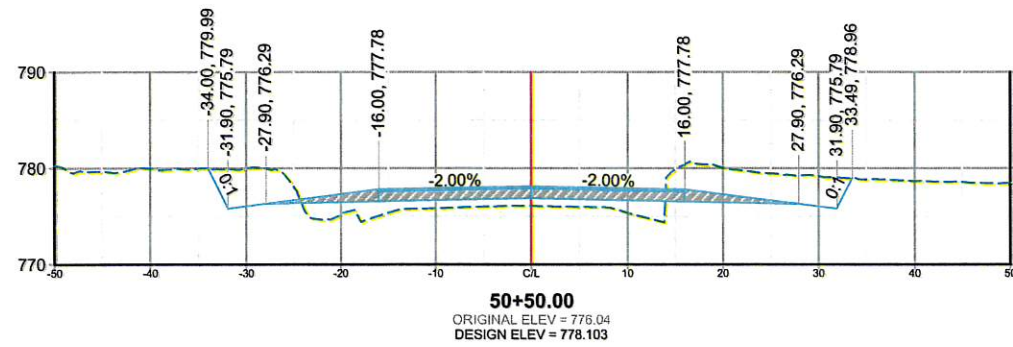
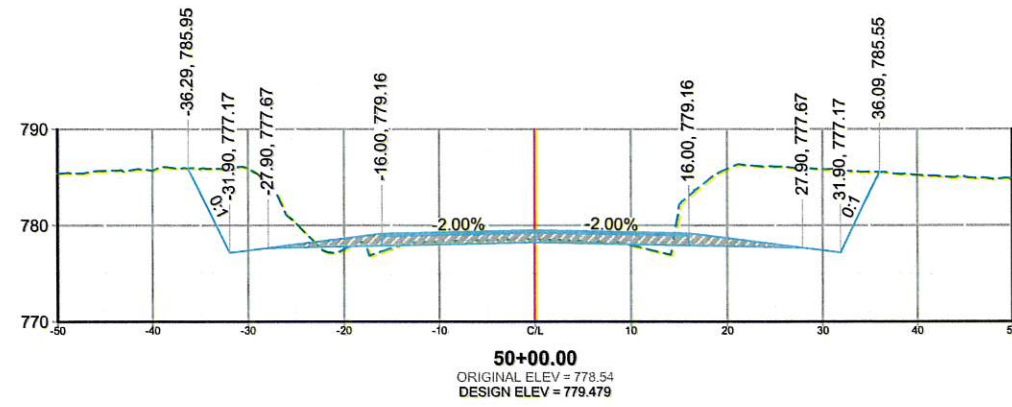
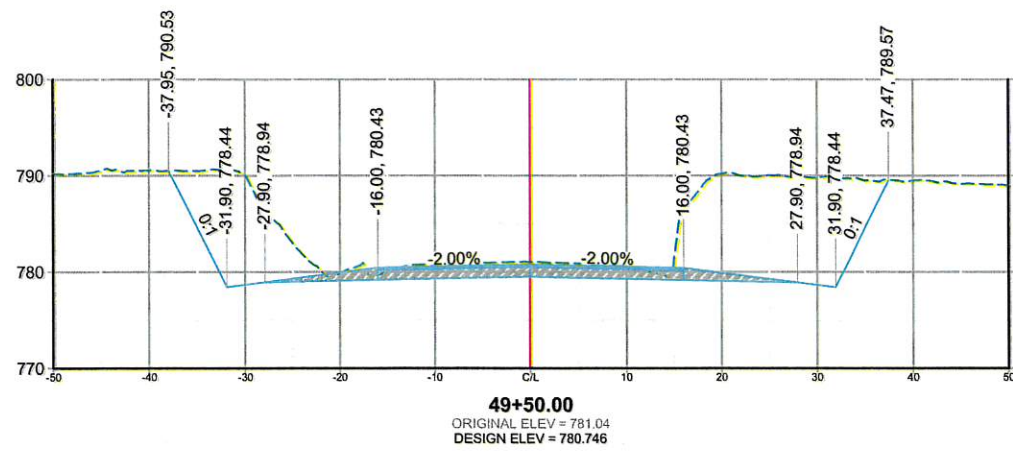




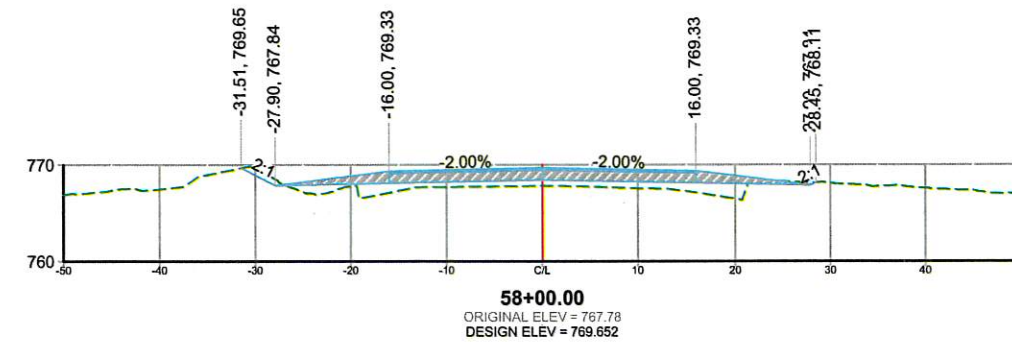
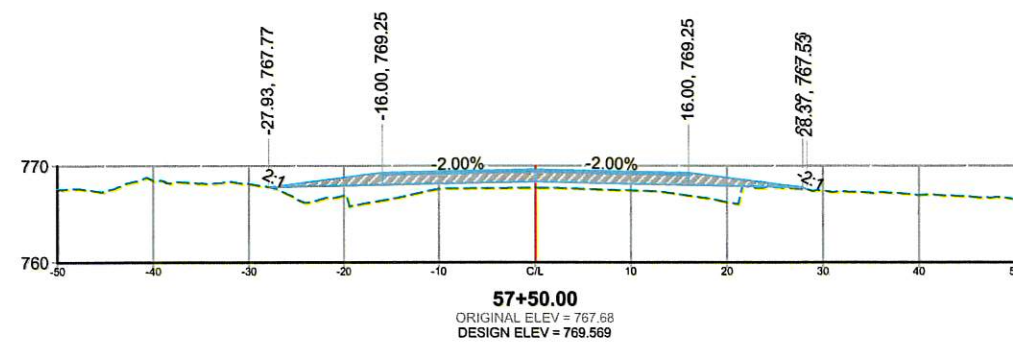
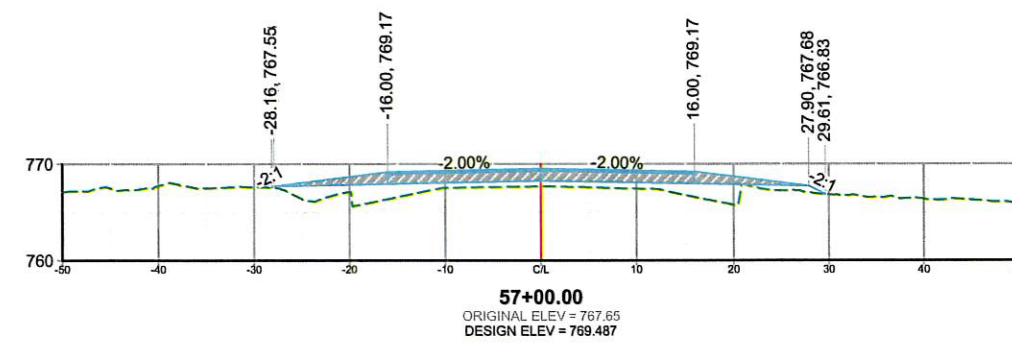
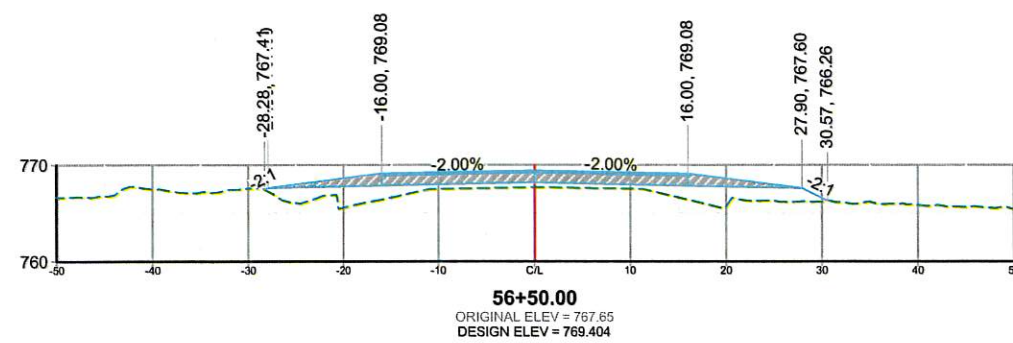
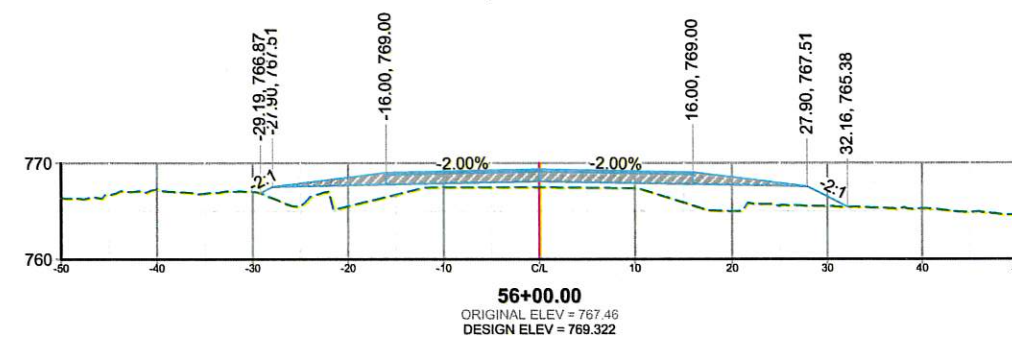
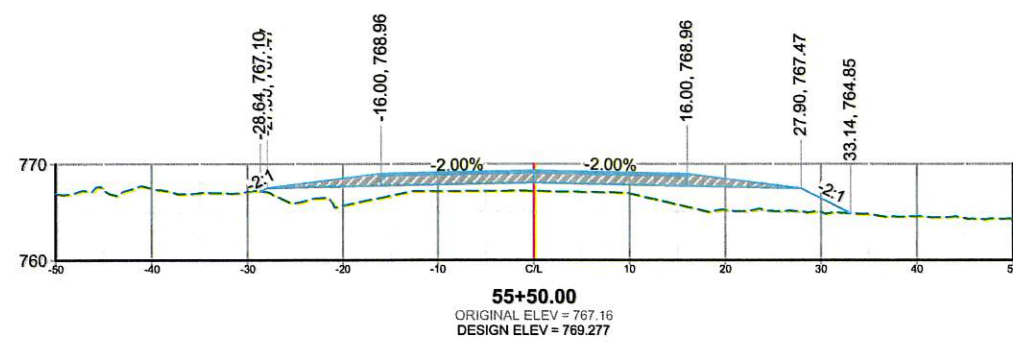
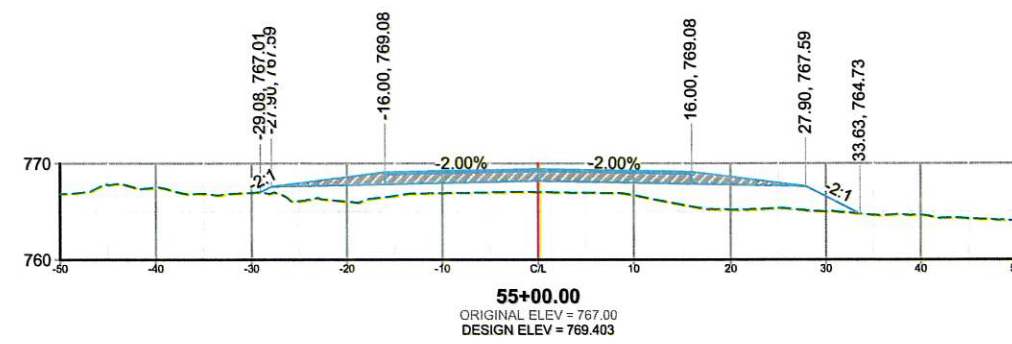
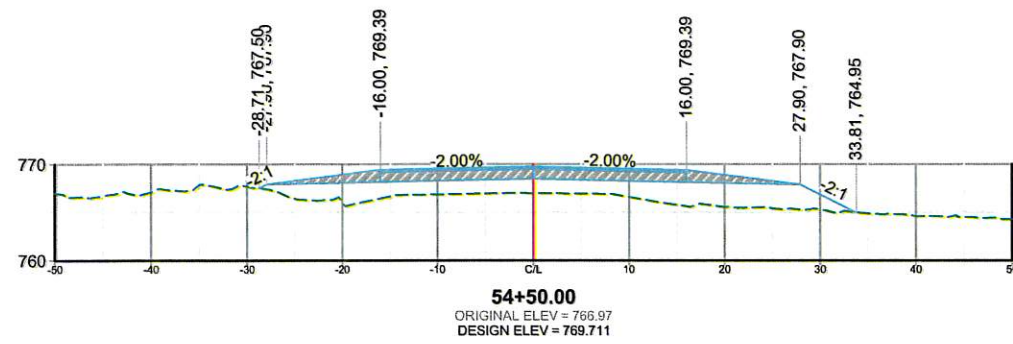
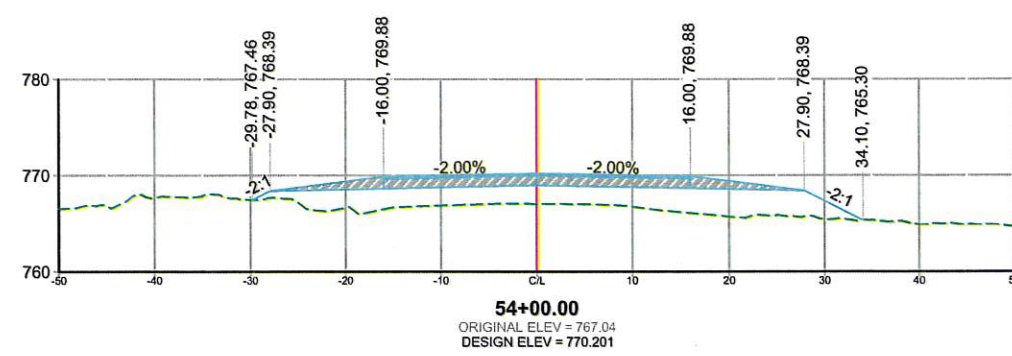
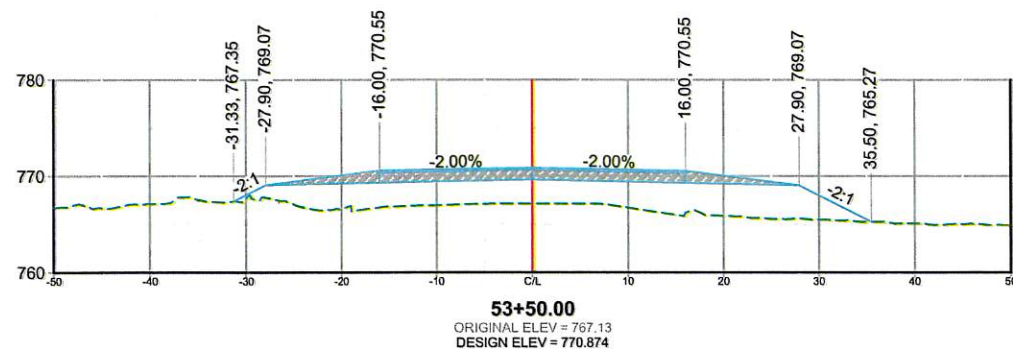
January 28, 2020
PLOT DATE

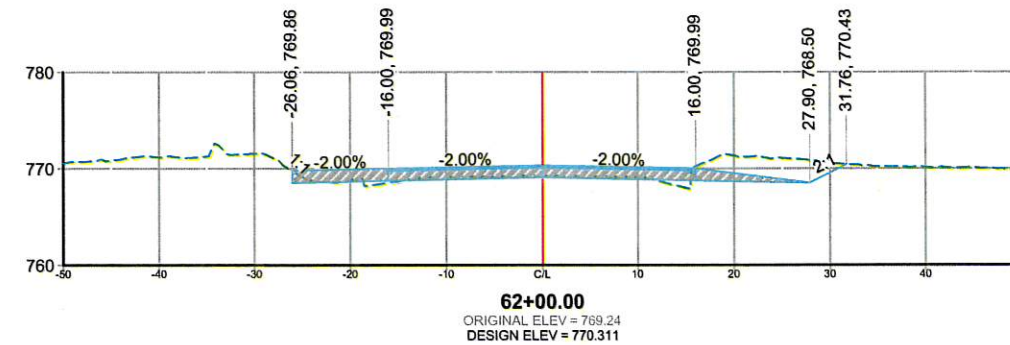
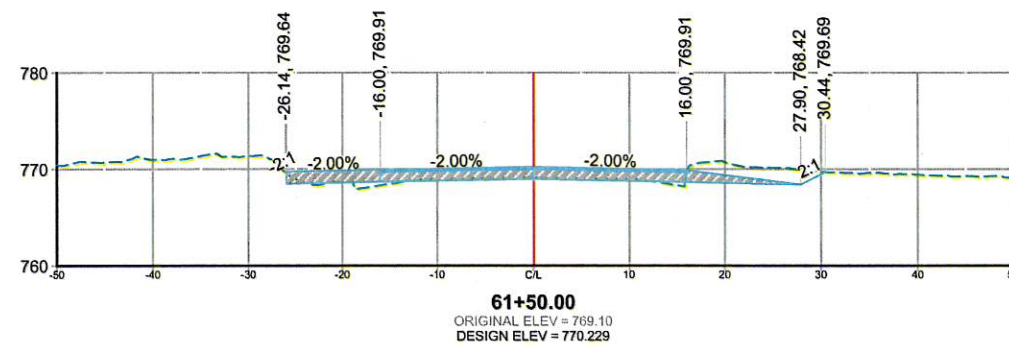
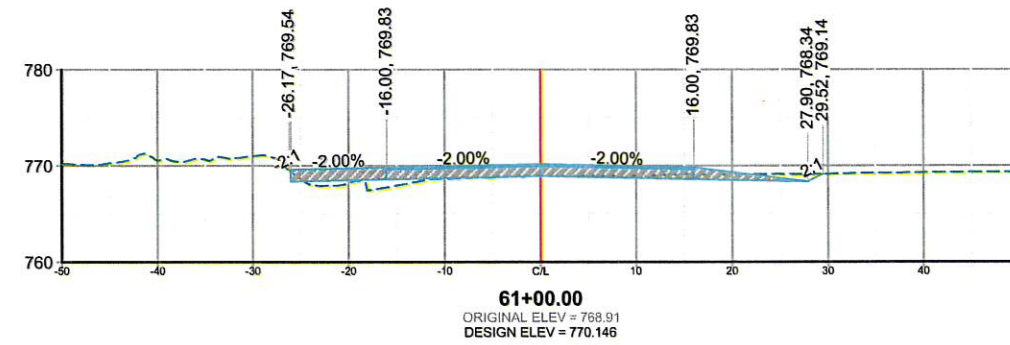
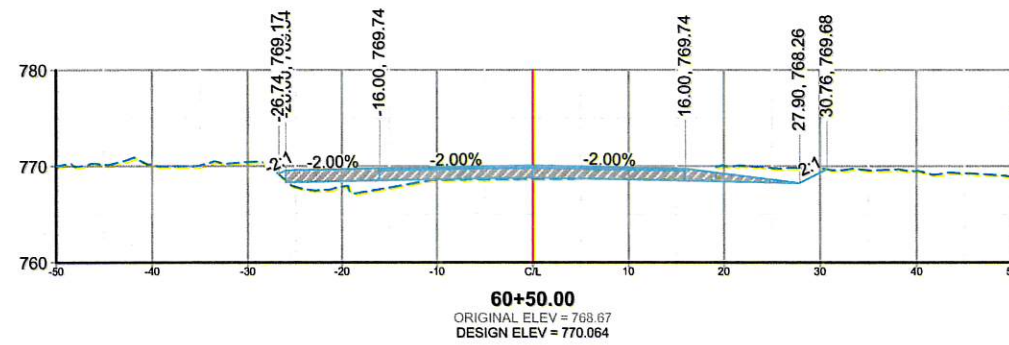
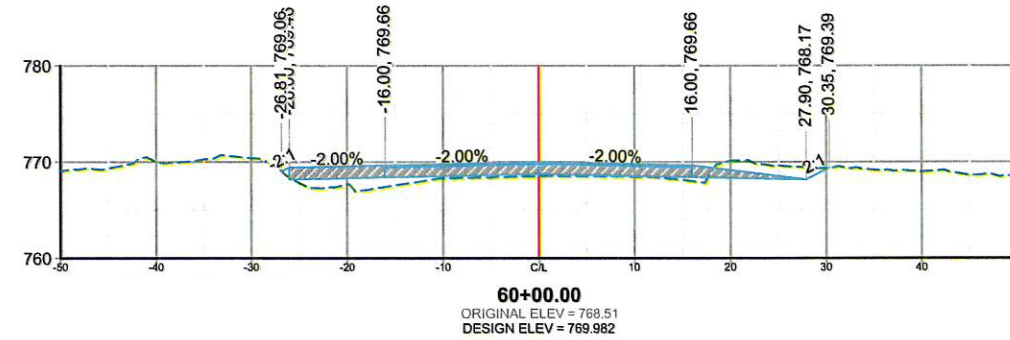
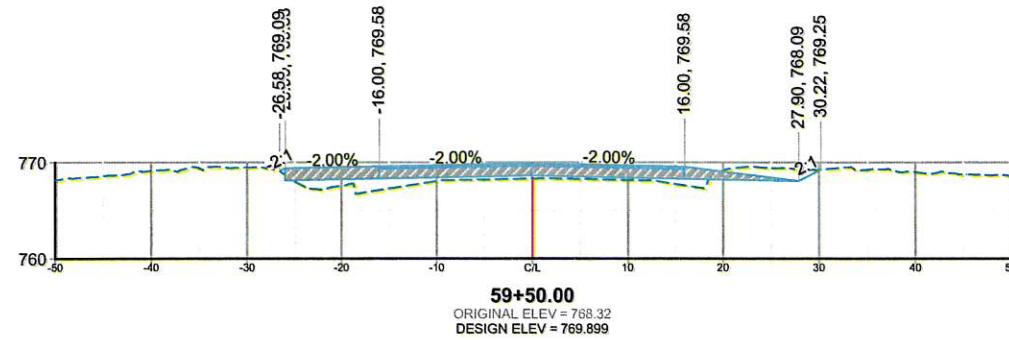
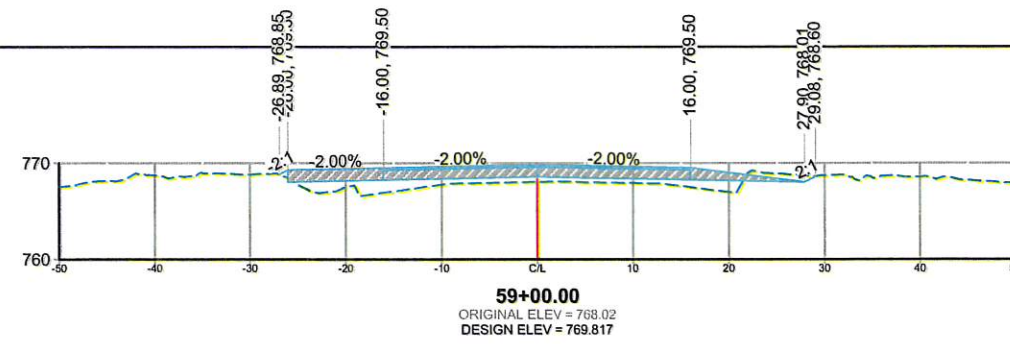
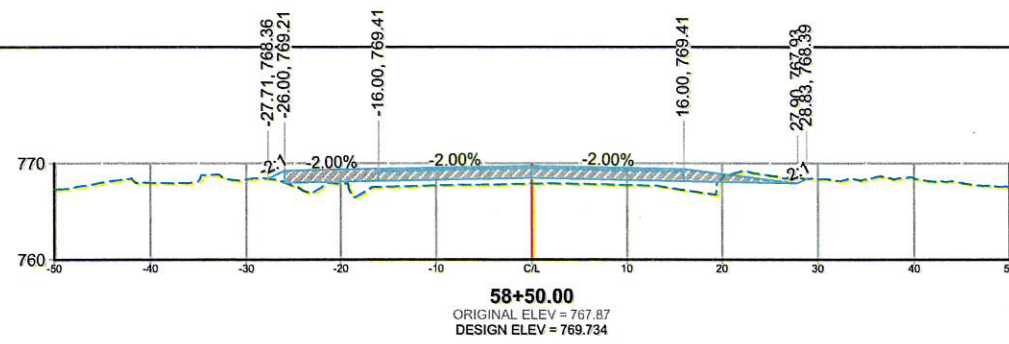
PEPPERS BRIDGE RD CRP 18-03
PEPPERS BRIDGE RD

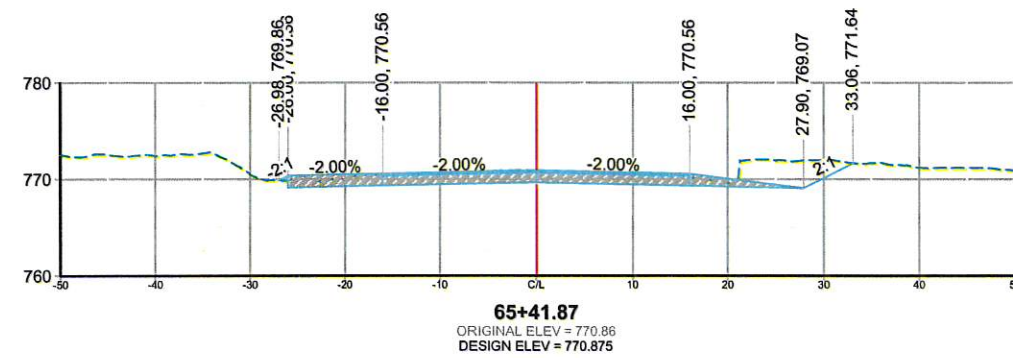
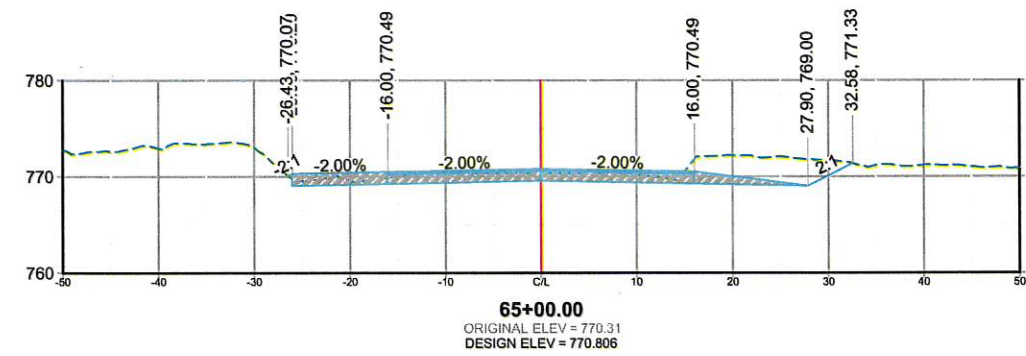
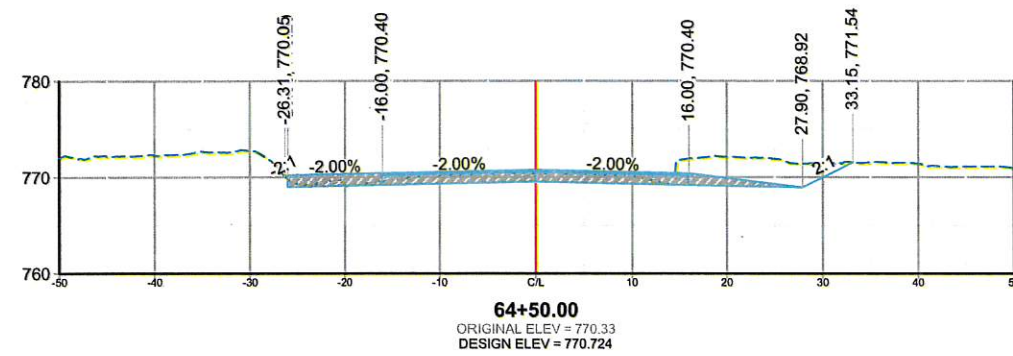
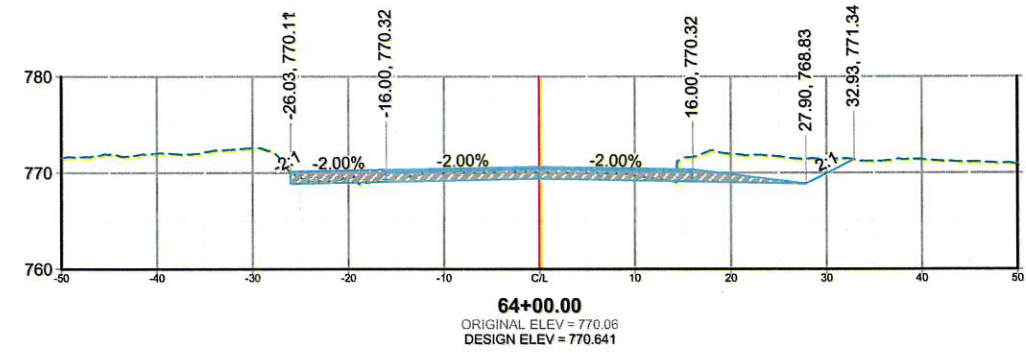
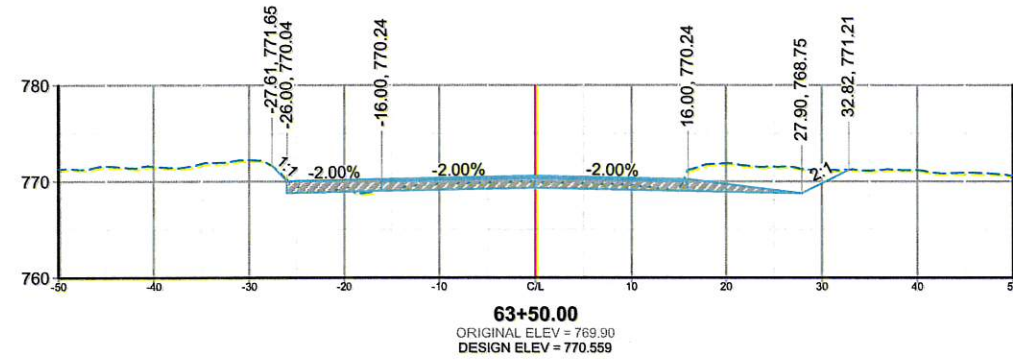
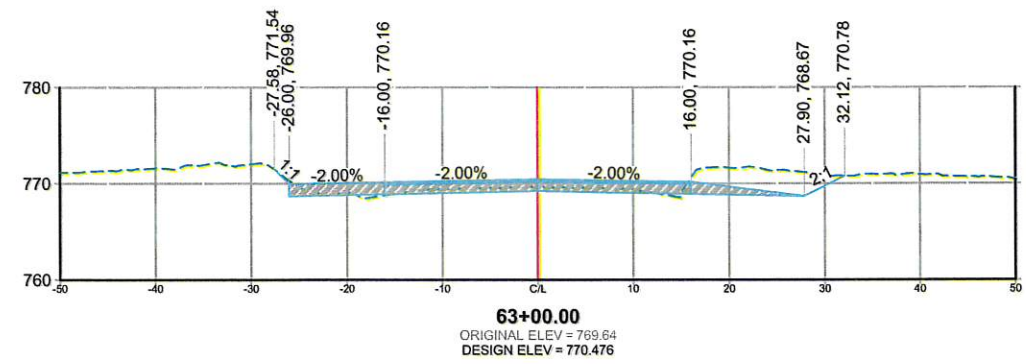
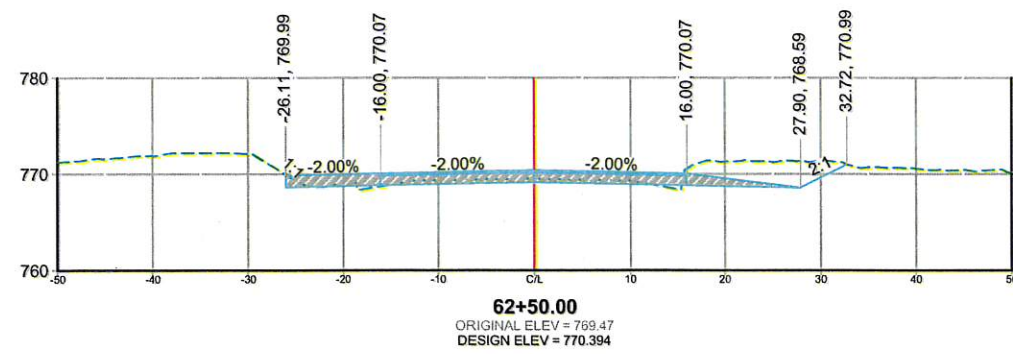




January 28, 2020
PLOT DATE







January 28, 2020
PLOT DATE

PEPPERS BRIDGE RD CRP 18-03
PEPPERS BRIDGE RD

BASIS OF SURVEY

NAD 83(NSRS2007) WASHINGTON STATE PLANE, SOUTH ZONE, ALL POINTS SCALED TO GROUND BY THE COMBINED SCALE FACTOR OF 1.000077314 IN U.S. SURVEY FEET ABOUT PROJECT BASE CONTROL POINT NUMBER 42 (N: 256,693.13 E: 2,178,187.34, LAT: 46°01'02.85" LONG: -118°22'58.79", ORTHOMETRIC ELEVATION: 804.87' PER NAVD 88 DATUM), WHICH IS A 5/8" REBAR WITH PLASTIC CONTROL CAP STAMPED WWC0, SET AT STATION 23+35.79 115.76 LEFT. TO SCALE THE GROUND COORDINATES DEPICTED ON THESE PLANS BACK TO STATE PLANE GRID COORDINATES, SCALE BY 0.99995114 ABOUT SAID BASE CONTROL POINT.

BASIS OF BEARING IS S 87°56'06" E, 2,636.50 BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, STATE OF WASHINGTON.

THE EXISTING RIGHT OF WAY WAS DEVELOPED FROM NUMEROUS SURVEYS LISTED HEREON AND CRP 50-21. THE COORDINATES PRODUCED ARE DERIVED AND PERPETUATED FROM CRP 11-09 J.B. GEORGE RD. AND PEPPERS BRIDGE ROAD INTERSECTION. THE CENTERLINE ALIGNMENT PERPETUATED FOR PEPPERS BRIDGE RD WAS ROTATED TO MAINTAIN ANGULAR RELATIONSHIPS. SAID CENTERLINE ALIGNMENT HAS STATION EQUATIONS AS FOLLOWS: STA: 0+43.59, OFFSET: 0.00 CRP 18-03 = STA: 0+00.00, OFFSET: 0.00 CRP 50-21 / STA: 65+50.00, OFFSET: 0.00 CRP 18-03 = STA: 65+06.46, OFFSET: 0.00 CRP 50-21.

HOMEWARD BOUND LTD
35-06-12-12-0009
SWD DEED #2013-08553
TITLE REPORT WA6585
LONG TERM LEASE #2019-10498

GENERAL NOTES

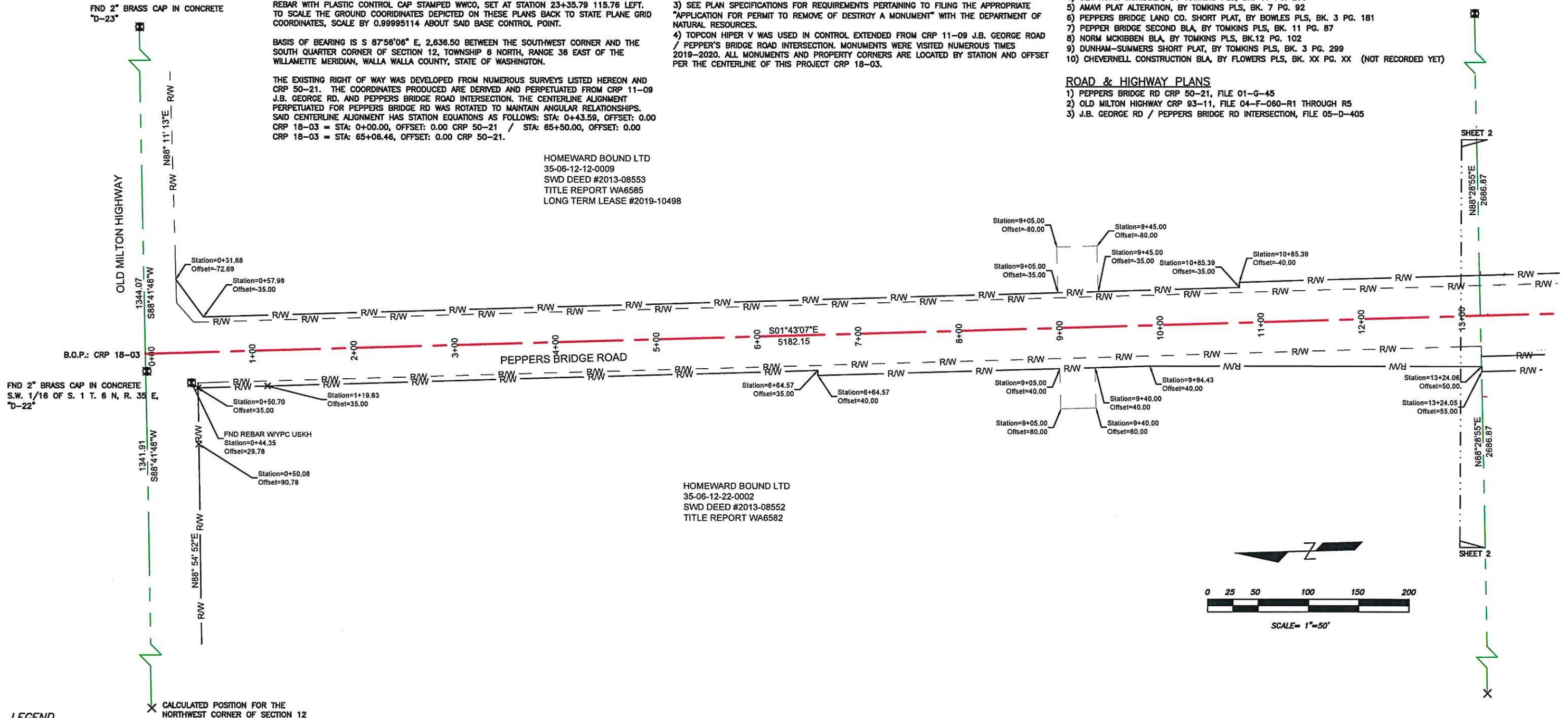
- 1) STRIP ACQUISITION DIMENSIONS AND CONSTRUCTION EASEMENT DIMENSIONS ARE MEASURED FROM THE PROJECT CENTERLINE.
- 2) THIS PROJECT IS LOCATED IN THE VICINITY OF SECTIONS 1 & 12, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN.
- 3) SEE PLAN SPECIFICATIONS FOR REQUIREMENTS PERTAINING TO FILING THE APPROPRIATE "APPLICATION FOR PERMIT TO REMOVE OR DESTROY A MONUMENT" WITH THE DEPARTMENT OF NATURAL RESOURCES.
- 4) TOPCON HIPER V WAS USED IN CONTROL EXTENDED FROM CRP 11-09 J.B. GEORGE ROAD / PEPPER'S BRIDGE ROAD INTERSECTION. MONUMENTS WERE VISITED NUMEROUS TIMES 2019-2020. ALL MONUMENTS AND PROPERTY CORNERS ARE LOCATED BY STATION AND OFFSET PER THE CENTERLINE OF THIS PROJECT CRP 18-03.

SURVEYS & PLATS

- 1) NORM MCKIBBEN, BY BOWLES PLS, BK. 7 PG. 175
- 2) SURVEY SECTION 13, BY BOWLES PLS, BK. 5 PG. 212
- 3) PEPPERS BRIDGE ROAD BLA, BY TOMKINS PLS, BK. 10 PG. 287
- 4) BLA NORM MCKIBBEN, BY TOMKINS PLS, BK. 11 PG. 298
- 5) AMAM PLAT ALTERATION, BY TOMKINS PLS, BK. 7 PG. 92
- 6) PEPPERS BRIDGE LAND CO. SHORT PLAT, BY BOWLES PLS, BK. 3 PG. 181
- 7) PEPPER BRIDGE SECOND BLA, BY TOMKINS PLS, BK. 11 PG. 87
- 8) NORM MCKIBBEN BLA, BY TOMKINS PLS, BK.12 PG. 102
- 9) DUNHAM-SUMMERS SHORT PLAT, BY TOMKINS PLS, BK. 3 PG. 299
- 10) CHEVERNELL CONSTRUCTION BLA, BY FLOWERS PLS, BK. XX PG. XX (NOT RECORDED YET)

ROAD & HIGHWAY PLANS

- 1) PEPPERS BRIDGE RD CRP 50-21, FILE 01-G-45
- 2) OLD MILTON HIGHWAY CRP 93-11, FILE 04-F-080-R1 THROUGH R5
- 3) J.B. GEORGE RD / PEPPERS BRIDGE RD INTERSECTION, FILE 05-D-405



LEGEND

- ✕ CALCULATED POINT
- ⊠ FOUND MONUMENT AS NOTED
- FOUND PROPERTY CORNER MON. AS NOTED
- SET MONUMENT PER RIGHT OF WAY PLANS CRP 18-03
- PROPERTY LINE
- LEASE LINE
- SECTION LINE
- R/W — EXISTING RIGHT OF WAY
- CENTERLINE
- R/W — PROPOSED RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT

SURVEYOR'S CERTIFICATE

I, THOMAS J. BOSHART, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON REG. NO. 58118, BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, HEREBY CERTIFY THAT THIS MAP WAS CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 50, LAWS OF 1973, AND THAT ALL BEARING, DISTANCES AND CALLS ARE CORRECT AND THAT ALL PARCEL CORNERS ARE STAKED ON THE GROUND AS SHOWN HEREON.

DATE: 2/21/2023

Thomas J. Boshart

DRAWN: D. SOWARDS	12/23/2021			REGION NO.	STATE	FED. AID PROJ. NO.
SURVEYOR: T. BOSHART	02/07/2023	RYAN ADD'L ROW		10	WASH	
CHECKED: S. WALKER						
PROJ. ENG.: S. WALKER				JOB NUMBER		
APPROVED BY: S. WALKER				18-03		
REV DATE	REVISION	BY	APP'D			

STPR-S361(001)
TA-6557



Walla Walla County

PUBLIC WORKS DEPARTMENT

02/21/2023
PLOT DATE



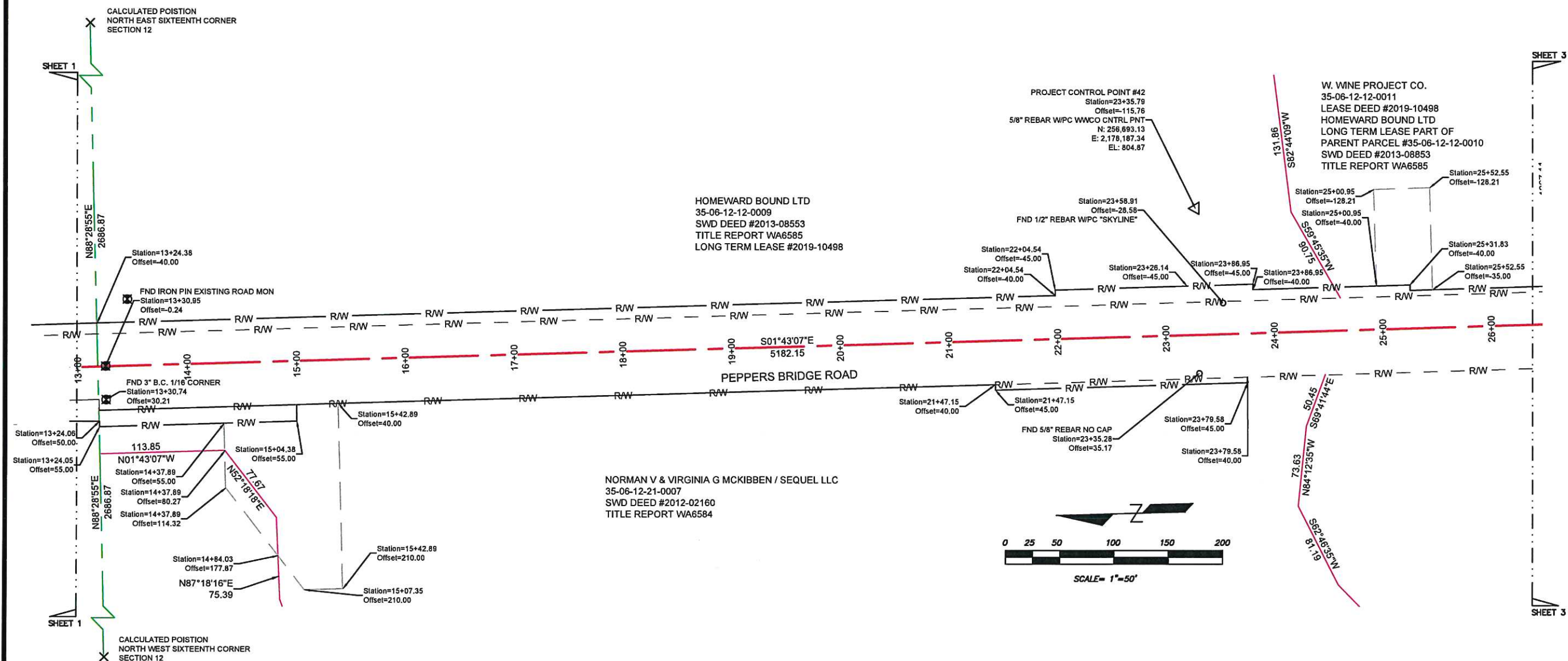
PEPPERS BRIDGE RD MP 0.36 to MP 1.61

CRP 18-03 ROW PLAN

SHEET
R1

RIGHT OF WAY ACQUISITION, TEMPORARY CONSTRUCTION EASEMENT AREAS, AND RIGHT OF ENTRY

OWNER	PARCEL NUMBER	SIZE	R/W ACQUISITION IN ACRES	R/W ACQUISITION IN SQ.FT.	NET AREA IN ACRES	TEMP. CONST. EASEMENT IN ACRES	TEMP. CONST. EASEMENT IN SQ.FT.
HOMEWARD BOUND LTD	*35-06-12-22-0002, *35-06-12-12-0009, *35-06-12-12-0010, *35-06-12-12-0011 (LEASE)	333.45 AC	0.92 AC	40,218 SF	332.53 AC	0.22 AC	9,417 SF



- LEGEND**
- X CALCULATED POINT
 - FOUND MONUMENT AS NOTED
 - FOUND PROPERTY CORNER MON. AS NOTED
 - SET MONUMENT PER RIGHT OF WAY PLANS CRP 18-03
 - PROPERTY LINE
 - LEASE LINE
 - SECTION LINE
 - R/W EXISTING RIGHT OF WAY
 - CENTERLINE
 - R/W PROPOSED RIGHT OF WAY
 - TEMPORARY CONSTRUCTION EASEMENT

DRAWN: D. SOWARDS	12/23/2021			REGION NO.	STATE
SURVEYOR: T. BOSHART	02/07/2023	RYAN ADDN'L ROW		10	WASH
CHECKED: S. WALKER				JOB NUMBER	
PROJ. ENG.: S. WALKER					
APPROVED BY: S. WALKER				18-03	
REV DATE	REVISION	BY	APP'D		

FED. AID PROJ. NO.

STPR-S361(001)
TA-6557



Walla Walla County

PUBLIC WORKS DEPARTMENT

02/21/2023
PLOT DATE



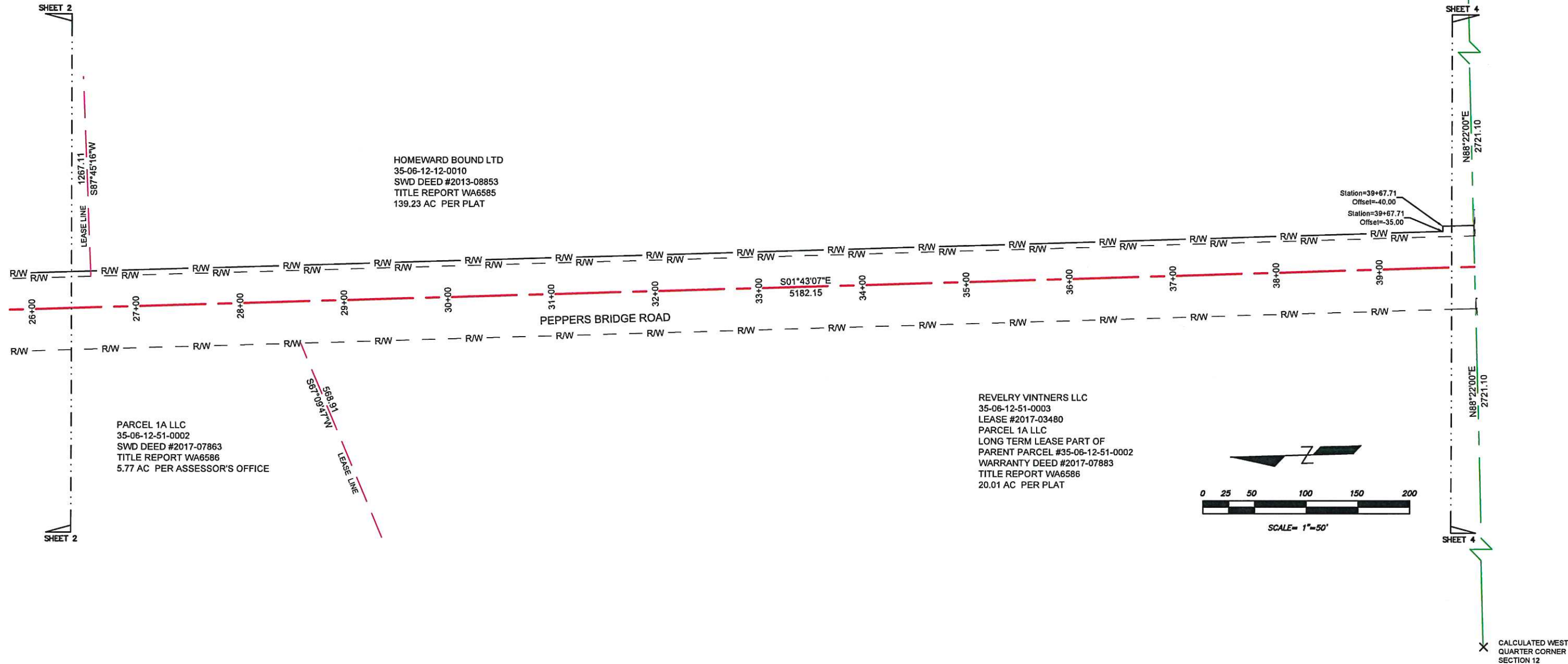
PEPPERS BRIDGE RD MP 0.36 to MP 1.61

CRP 18-03 ROW PLAN

SHEET
R2

RIGHT OF WAY ACQUISITION, TEMPORARY CONSTRUCTION EASEMENT AREAS, AND RIGHT OF ENTRY							
OWNER	PARCEL NUMBER	SIZE	R/W ACQUISITION IN ACRES	R/W ACQUISITION IN SQ.FT.	NET AREA IN ACRES	TEMP. CONST. EASEMENT IN ACRES	TEMP. CONST. EASEMENT IN SQ.FT.
HOMEWARD BOUND LTD	AS SHOWN ON SHEET R1	SHEET R1	SHEET R1	SHEET R1	SHEET R1	SHEET R1	SHEET R1
MCKIBBEN / SEQUEL LLC	*35-06-12-21-0007	22.98 AC	0.09 AC	3,867 SF	22.87 AC	0.27 AC	11,971 SF
PARCEL 1A LLC	*35-06-12-51-0002,	25.78 AC	0.00 AC	0 SF	25.78 AC	0.00 AC	0 SF

*DENOTES PARCEL AFFECTED BY PROJECT



- LEGEND**
- X CALCULATED POINT
 - FOUND MONUMENT AS NOTED
 - FOUND PROPERTY CORNER MON. AS NOTED
 - SET MONUMENT PER RIGHT OF WAY PLANS CRP 18-03
 - PROPERTY LINE
 - LEASE LINE
 - SECTION LINE
 - R/W EXISTING RIGHT OF WAY
 - CENTERLINE
 - R/W PROPOSED RIGHT OF WAY
 - TEMPORARY CONSTRUCTION EASEMENT

DRAWN: D. SOWARDS	12/23/2021			REGION NO.	STATE	FED. AID PROJ. NO.
SURVEYOR: T. BOSHART	02/07/2023	RYAN ADDN'L ROW		10	WASH	
CHECKED: S. WALKER				JOB NUMBER		
PROJ. ENG.: S. WALKER				18-03		
APPROVED BY: S. WALKER						
REV DATE	REVISION	BY	APP'D			



Walla Walla County

PUBLIC WORKS DEPARTMENT

02/21/2023
PLOT DATE

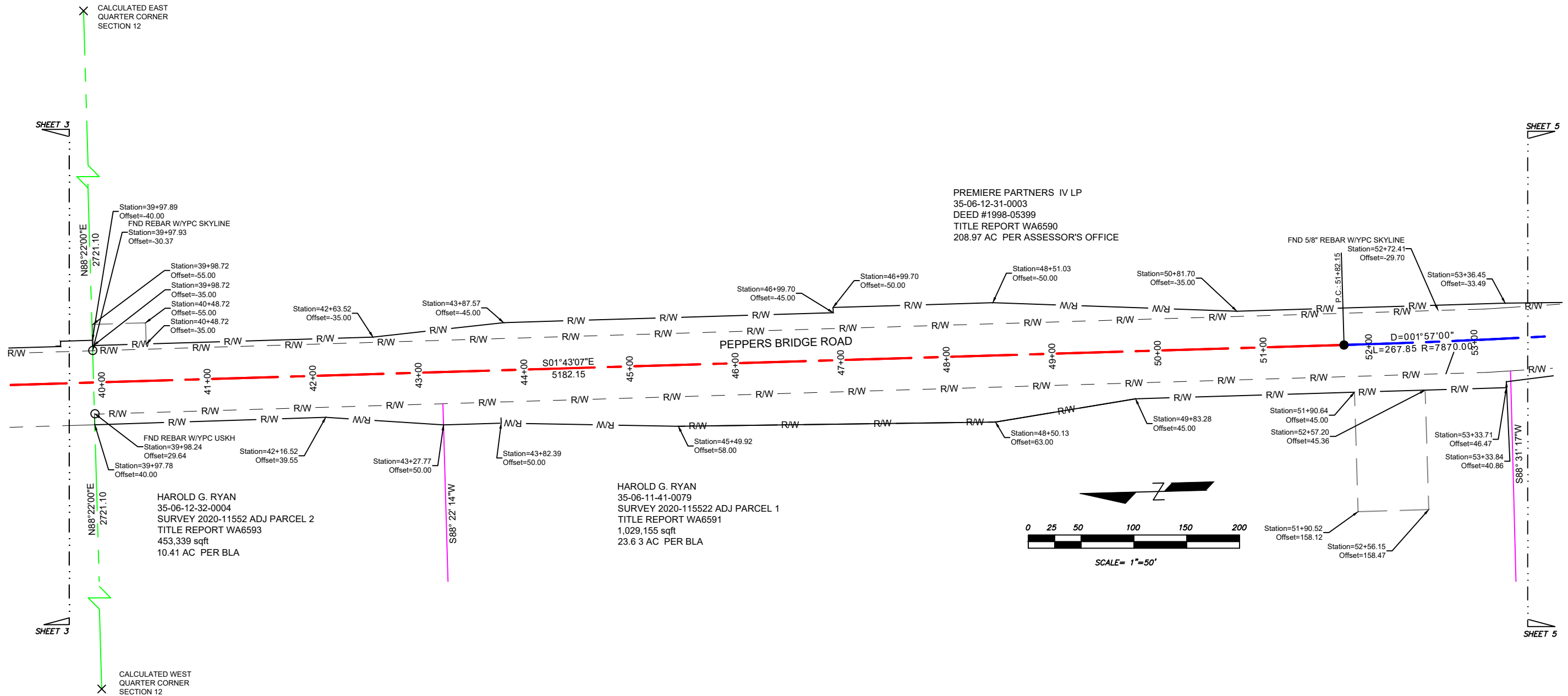


RIGHT OF WAY ACQUISITION, TEMPORARY CONSTRUCTION EASEMENT AREAS, AND RIGHT OF ENTRY							
OWNER	PARCEL NUMBER	SIZE	R/W ACQUISITION IN ACRES	R/W ACQUISITION IN SQ.FT.	NET AREA IN ACRES	TEMP. CONST. EASEMENT IN ACRES	TEMP. CONST. EASEMENT IN SQ.FT.
HOMeward BOUND LTD	AS SHOWN ON SHEET 1	SHEET 1	SHEET 1	SHEET 1	SHEET 1	SHEET 1	SHEET 1
PARCEL 1A LLC	AS SHOWN ON SHEET 2	SHEET 2	SHEET 2	SHEET 2	SHEET 2	SHEET 2	SHEET 2

PEPPERS BRIDGE RD MP 0.36 to MP 1.61

CRP 18-03 ROW PLAN

SHEET R3



- LEGEND**
- ✕ CALCULATED POINT
 - ⊗ FOUND MONUMENT AS NOTED
 - FOUND PROPERTY CORNER MON. AS NOTED
 - SET MONUMENT PER RIGHT OF WAY PLANS CRP 18-03
 - PROPERTY LINE
 - LEASE LINE
 - SECTION LINE
 - R/W — EXISTING RIGHT OF WAY
 - CENTERLINE
 - R/W — PROPOSED RIGHT OF WAY
 - TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY ACQUISITION, TEMPORARY CONSTRUCTION EASEMENT AREAS, AND RIGHT OF ENTRY							
OWNER	PARCEL NUMBER	SIZE	R/W ACQUISITION IN ACRES	R/W ACQUISITION IN SQ.FT.	NET AREA IN ACRES	TEMP. CONST. EASEMENT IN ACRES	TEMP. CONST. EASEMENT IN SQ.FT.
PREMIERE PARTNERS IVLP	*35-06-12-31-0003	208.97 AC	0.33 AC	14,416 SF	208.64 AC	0.02 AC	1,000 SF
HAROLD G. RYAN	*35-06-11-41-0079, *35-06-12-32-0005, *35-06-12-32-0004, 35-06-12-33-0001	78.59 AC	0.82 AC	35,686 SF	77.77 AC	0.24 AC	10,403 SF

DRAWN: D. SOWARDS	12/23/2021				REGION NO.	STATE
SURVEYOR: T. BOSHART	02/07/2023	RYAN ADDN'L ROW			10	WASH
CHECKED: S. WALKER					JOB NUMBER	
PROJ. ENG.: S. WALKER						
APPROVED BY: S. WALKER					18-03	
	REV DATE	REVISION	BY	APP'D		

FED. AID PROJ. NO.

STPR-S361(001)
TA-6557



Walla Walla County

PUBLIC WORKS DEPARTMENT

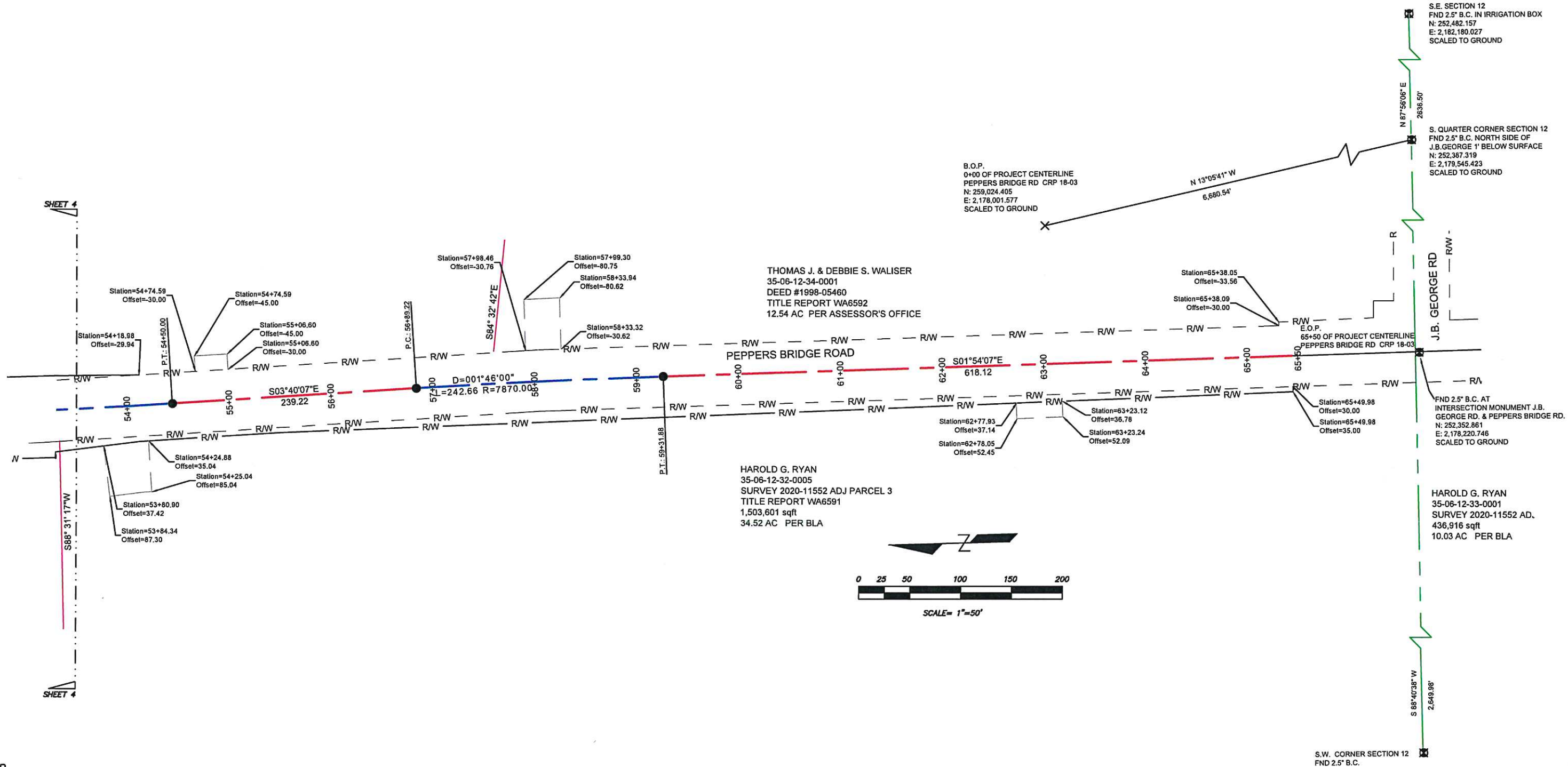
02/21/2023
PLOT DATE



PEPPERS BRIDGE RD MP 0.36 to MP 1.61

CRP 18-03 ROW PLAN

SHEET
R4



- LEGEND**
- ✕ CALCULATED POINT
 - ⊠ FOUND MONUMENT AS NOTED
 - FOUND PROPERTY CORNER MON. AS NOTED
 - SET MONUMENT PER RIGHT OF WAY PLANS CRP 18-03
 - PROPERTY LINE
 - - - LEASE LINE
 - - - SECTION LINE
 - - - EXISTING RIGHT OF WAY
 - - - CENTERLINE
 - - - PROPOSED RIGHT OF WAY
 - - - TEMPORARY CONSTRUCTION EASEMENT

RIGHT OF WAY ACQUISITION, TEMPORARY CONSTRUCTION EASEMENT AREAS, AND RIGHT OF ENTRY

OWNER	PARCEL NUMBER	SIZE	R/W ACQUISITION IN ACRES	R/W ACQUISITION IN SQ.FT.	NET AREA IN ACRES	TEMP. CONST. EASEMENT IN ACRES	TEMP. CONST. EASEMENT IN SQ.FT.
HAROLD G. RYAN	SHEET 4	SHEET 4	SHEET 4	SHEET 4	SHEET 4	SHEET 4	SHEET 4
PREMIERE PARTNERS IV LP	SHEET 4	SHEET 4	SHEET 4	SHEET 4	SHEET 4	SHEET 4	SHEET 4
WALISER	*35-06-12-34-0001	12.54 AC	0.00 AC	0 SF	12.54 AC	0.04 AC	1,750 SF

DRAWN: D. SOWARDS	12/23/2021			REGION NO.	STATE	FED. AID PROJ. NO.
SURVEYOR: T. BOSHART	02/07/2023	RYAN ADDN'L ROW		10	WASH	
CHECKED: S. WALKER				JOB NUMBER		
PROJ. ENG.: S. WALKER						
APPROVED BY: S. WALKER						
REV DATE	REVISION	BY	APP'D	18-03		

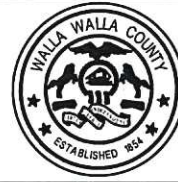
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Walla Walla County

PUBLIC WORKS DEPARTMENT

02/21/2023
PLOT DATE



PEPPERS BRIDGE RD MP 0.36 to MP 1.61

CRP 18-03 ROW PLAN

SHEET
R5