



Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. SUB18-011

NOTICE OF PUBLIC HEARING

File name/number: West Ransom Clark II Plat Amendment/SUB18-011
Application type: Major Amendment to Preliminary Plat
Applicant: Sunset Development, LLC; PO Box 91; Walla Walla, WA, 99362
Property owners: WRC II, LLC; PO Box 91; Walla Walla, WA, 99362
Project description: Major amendment to preliminary plat approval for West Ransom Clark II (SUB16-018) to (1) reduce the number of lots from 16 to 10 and increase lot sizes, and (2) modify conditions of approval to allow lots to utilize on-site septic systems instead of City of Walla Walla sewer. These changes will also result in minor changes to the proposed road layout. The site is located on the west side of S. 3rd Avenue, north of Demarini Drive (APN 360605510006, 360605514809), in blocks 48, 60, and 61 of the Ransom Clark Donation Claim.

Review process and public comment: The Hearing Examiner will make a decision within ten working days of the public hearing. Written testimony may be submitted prior to or at the public hearing on 3/11/2019. Please indicate your name and address and refer to the file indicated above.

Send written comments to:

Walla Walla County Community Development Department (CDD)
c/o Lauren Prentice, Principal Planner
310 W Poplar St., Suite 200
Walla Walla, WA 99362
commdev@co.walla-walla.wa.us

PUBLIC HEARING INFORMATION

3/11/2019 at 1:30 PM
Walla Walla County Public Services Building
310 W. Poplar Street
Basement Conference Room
Walla Walla, WA 99362

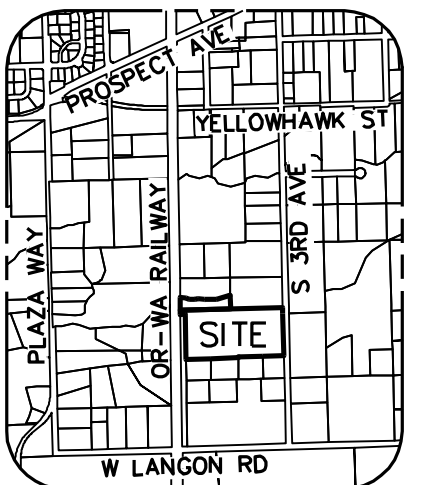
THE PUBLIC COMMENT PERIOD ON THIS APPLICATION ENDS AT THE CONCLUSION OF THE PUBLIC HEARING.

Any interested person may comment on this application, receive notice, and participate in any hearings. Persons submitting testimony may participate in the public hearing, request a copy of the final decision, and have rights to appeal the final decision. You can obtain a copy of the staff report from the CDD by contacting the person listed below.

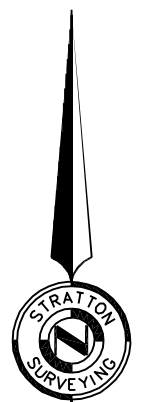
FOR MORE INFORMATION: For more information regarding this application, please contact Lauren Prentice, Principal Planner, at 509-524-2610 or commdev@co.walla-walla.wa.us.

Walla Walla County complies with ADA; reasonable accommodation provided with 3 days notice.

SUB16-018 PRELIMINARY PLAT OF
WEST RANSOM CLARK II
RANSOM CLARK DONATION CLAIM, T.06N., R.36E., W.M.,
WALLA WALLA COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



SCALE 1" = 60'
0 60 120

BASIS OF BEARING
RS VOL.B, PG 132
BASIS OF ELEVATION
NGS BENCHMARK NGS, PNT NO.
K 40 NAVD 88 DATUM
ELEV=895.12'
EQUIPMENT USED A
THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

FLOOD ZONE

FLOOD ZONE: A - AREAS OF 100-YEAR FLOOD
COMMUNITY PANEL NO. 530194 0445 B
-SEE FEMA MAP FOR DETAIL AND MORE INFORMATION.
-FLOOD ZONES SHOWN HERE ON WERE DIGITIZED FROM THE FEMA MAP.

NET AREA NOTES

*=EXCLUDES TEMPORARY SEPTIC EASEMENT
**=EXCLUDES WELL SANITARY CONTROL ZONE

LEGEND

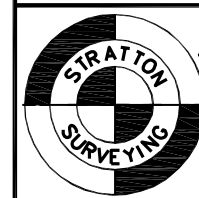
- APA ● = 1/2" REBAR MARKED "APA"
● = FOUND AS INDICATED
(NS) ∅ = NOT FOUND OR SET
● = FOUND AS INDICATED
B.O.B. = BASIS OF BEARING
⊠ = IRRIGATION CONTROL VALVE
IRR ○ = IRRIGATION RISER
⊠ = IRRIGATION BACK-FLOW PREVENTER
⊠ = MAILBOX
⊠ = POWER METER
⊠ = POWER POLE W/ GUY WIRE
⊠ = POWER TRANSFORMER
⊠ = POWER VAULT
⊠ = STORM CATCH BASIN
⊠ = TELEPHONE PEDESTAL
⊠ = TELEVISION PEDESTAL
⊠ = WATER BLOW-OFF
⊠ = WATER FIRE HYDRANT
⊠ = WATER VALVE
⊠ = WATER METER

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	5.00	N88°37'37"E
L2	65.00	N01°22'23"W
L3	5.00	S88°37'37"W

FOUND USGS
BRASS CAP
POINT K 40
NAVD88 DATUM
ELEV=895.12



**PRELIMINARY PLAT FOR
BEN CASE**



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& MAPPING, PC**
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DATE: 04/30/18 SHT. 1 OF 2
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