

CITY OF GRANDVIEW
207 WEST SECOND STREET
GRANDVIEW, WA 98930
PH: (509) 882-9200

RECEIVED

APR 16 2024

CITY OF GRANDVIEW

SUBDIVISION APPLICATION
(Includes Short Subdivisions and Binding Site Plans)

PLAT NAME: SPD Properties

APPLICANT(S): PLSA Engineering & Survey (Wade Kabrich)

Mailing Address: 521 n 20th Ave Suite 3 Yakima WA 98902

Status (owner/purchaser/developer/etc.): Agent

PROPERTY OWNER(S):

(If more than one owner, attach additional sheet which names and addresses.)

Name: Moo Kang

Mailing Address: 335 Wine Country Road Prosser, Wa. 99350

Phone: _____

ENGINEER/SURVEYOR INFORMATION:

Name of Licensed Civil Engineer: Scott Garland

Mailing Address: 521 N. 20th Ave Suite 3 Yakima Wa, 98901

Phone: (509)575-6990

Name Surveyor: Rick Wehr

Mailing Address: 521 N. 20th Ave Suite 3 Yakima Wa, 98901

Phone: (509)575-6990

PROPERTY:

Address: Bonnieview & Elm Grandview

Zoning: R2

Size(Acres): 7.34

Existing Utilities Available: Bonnieview & Elm Grandview

PROPOSED USE OF PROPERTY:

Number of Lots: 32

Typical Lot Size: 8449 sq.ft. - 9315 sq.ft.

Price Range: _____

Protective Covenants: _____

Public Areas: None Proposed

Amount of Land for Public Dedication: None Proposed

Utilities: Power, City Water and City Sewer

Street Improvements: None Proposed

CONDOMINIUM DEVELOPMENT

Yes

No

Condominium developments must comply with RCW 64.34 and a copy of the Condominium Declaration is to accompany this application. The Declaration requires the approval of the City Council.

RELEASE/HOLD HARMLESS AGREEMENT

The undersigned applicant, his heirs and assigns, in consideration for the City processing the application agrees to release, indemnify, defend and hold the City of Grandview harmless from any and all damages and/or claims for damages, including reasonable attorneys' fees, arising from any action or inaction which is based in whole or in part upon false, misleading or incomplete information furnished by the applicant, his agent or employees.

PERMISSION TO ENTER SUBJECT PROPERTY

The undersigned applicant and owner grants permission for public officials and the staff of the City of Grandview to enter the subject property for the purpose of inspection and posting of notices as required for this application.

DEVELOPMENT RIGHTS

You have a right to develop only if this application is in compliance with all existing ordinances, codes, and governmental regulations; is filed during the effective period of the ordinance or regulation under which the applicant seeks to develop; is either substantially or fully complete; and if the application is approved.

APPLICANT CERTIFICATE OF TRUTH

The applicant/property owner hereby certifies that all of the above statements and the statements in any exhibits and maps transmitted herewith are true under penalty of perjury by the laws of the State of Washington; and the applicants acknowledge that any binding site plan granted based on this application may be revoked if any such statement is false.

PRESENCE AT PUBLIC HEARINGS

The applicant/property owner hereby acknowledges that their presence at any and all public hearings concerning this application is required.

[Signature]
Signature of Applicant(s)

4/15/2024
Date

*Owner's authorization, by notarized signature, is required for any application submitted by an agent.

I, MOO kang
(Owner's Name(s))

do hereby authorized MOO kang
(Applicant(s) Name(s))

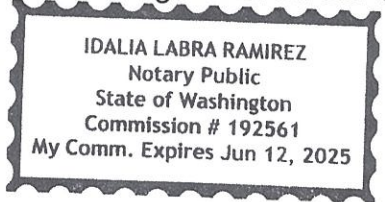
to act on my behalf as my agent in regard to the above application.

Owner(s) Signature: [Signature]

Date Signed: 4/15/2024

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this 15th day of April, 2024, MOO kang personally appeared before me, who is personally known to me, whose identity I proved on the basis of satisfactory evidence, or whose identity I proved on the oath/affirmation of Idalia Labra Ramirez a credible witness, to be the signer of the above instrument, and he/she acknowledged that he/she executed it.



Idalia Labra Ramirez
Notary Public
Residing at Sunnyside WA
My commission expires June 12, 2025

Date Received: 4/15/24 By: AR Receipt No.: 172705

Fee Amount: \$ 500.00 Additional Fees: \$ 25.00 PER SET + \$500 =
X 32 = \$1800.00

APPLICATION ACCEPTED AS COMPLETE/APPROVED:

Date: _____

**NARRATIVE
FORM**

SPD PROPERTIES PHASES 1, 2, 3 PRELIMINARY PLAT
PARCEL NUMBER: 230914-4404
APPLICANT / OWNER: Moo Kang

This application is for a 3-phase subdivision consisting of 32 lots and for the development of dual-family residential except for the lots that are under 8,000 square feet. For Lots 17, 18, 19 and 20, Single family homes are proposed . All lots range from 7,810 to 9,830 square feet in size, designed to conform to the exterior boundaries of the phases and topography of the site. The site is located in the Residential zone in the City Of Grandview. The subdivision will be provided with domestic, irrigation water and sewage disposal from the City Of Grandview.

Phasing Plan

The subdivision consists of 3 phases, made up of 7.3 acre site. The phases and number of lots are as is anticipated to be built out within the maximum five to six years allowed to complete a subdivision. Additional phases not completed within the maximum time period would have to be reapplied for, in some cases, repeatedly if expected to be included with each application. Such an approach also does not account for changes, regulatory, technological, and in homeowner preferences that are inevitable over such a long period of time. To address any concerns about this, a great deal of design work has been done on this site and issues such as drainage, utilities and traffic circulation are included in the SEPA environmental checklist prepared for this application. This is to provide assurance that future development can be logically continued. These issues include the following:

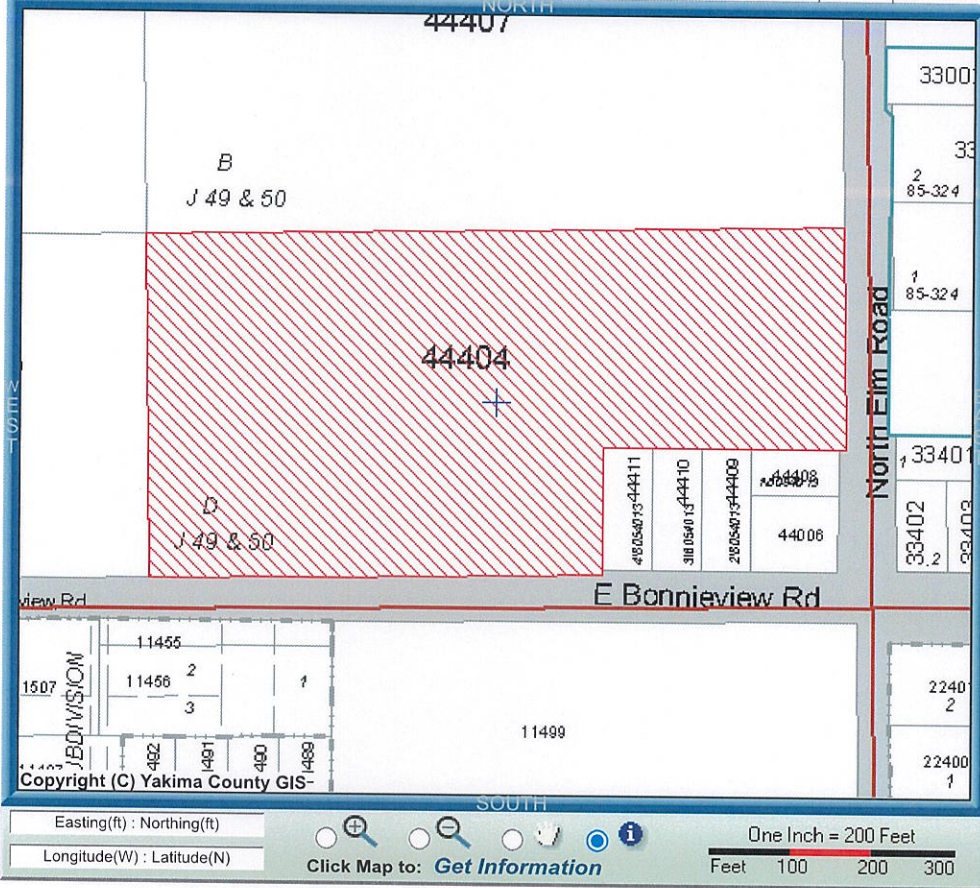
1. **Utilities:** The proposed phases are in the area of the site that can be served by the existing city domestic water utility and gravity flow into the sewer system located in Bonnieview Road.
2. **Stormwater:** Storm drainage planning, and design will occur prior to construction for phase 1. Phase 2 and 3 will be designed together. Underground stormwater infiltration systems will be the proposed method .
3. **Road System:** A great deal of engineering analysis has been completed in evaluating the entire site for the street system and it can be expanded into the remaining property in a coordinated manner that accommodates traffic circulation and safety. There is also a

proposed temporary turn around located on parcel 230914-44403 to help with the flow of traffic and emergency vehicles.

Phasing is based on the logical extension of streets and utilities so it is anticipated that they will be developed in order. Each phase is an independent planning unit planned to stand alone independently and to build on the previous phases and continue the existing circulation system and utilities.



Assessor Planning Real Estate FAQ Help Legend Search Tools Overview



Search By: Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

Search

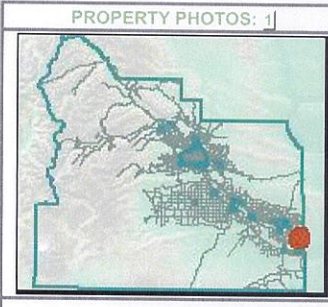
MapScale: 1 inch = 200 ft.

Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities

MapSize: Small (800x600)

Maps brought to you by:
Valley Title Guarantee
Title Insurance & Escrow Service
www.vtgo.com
(509) 248-4442

[Map](#) [Report](#)



PROPERTY INFORMATION AS OF 4/10/2024 11:06:55 PM	
Parcel Address:	BONNEVILLE RD & CEM, ,WA
Parcel Owner(s):	MOO SUNG & RAN YOUNG KANG
Parcel Number:	23091444404 Parcel Size: 7.33 Acre(s)
Property Use:	99 Other Undeveloped Land
TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA):	440 Tax Year: 2024
Improvement Value:	\$0 Land Value: \$31900
CurrentUse Value:	\$0 CurrentUse Improvement: \$0
New Construction:	\$0 Total Assessed Value: \$31900

PRINTING

[Printer-Friendly Page](#)

[Detailed Report](#)

[Print Detailed MAP](#)

RESIDENTIAL INFORMATION									
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport
No Residence Information Found.									

SECTION MAPS

[Section Map 1in=400ft](#)

SALE INFORMATION				
Excise	Sale Date	Sale Price	Grantor	Portion
No Sales Information Found.				

Qtr SECTION MAPS

NW-Qtr 1"=200ft NE-Qtr 1"=200ft
SW-Qtr 1"=200ft SE-Qtr 1"=200ft

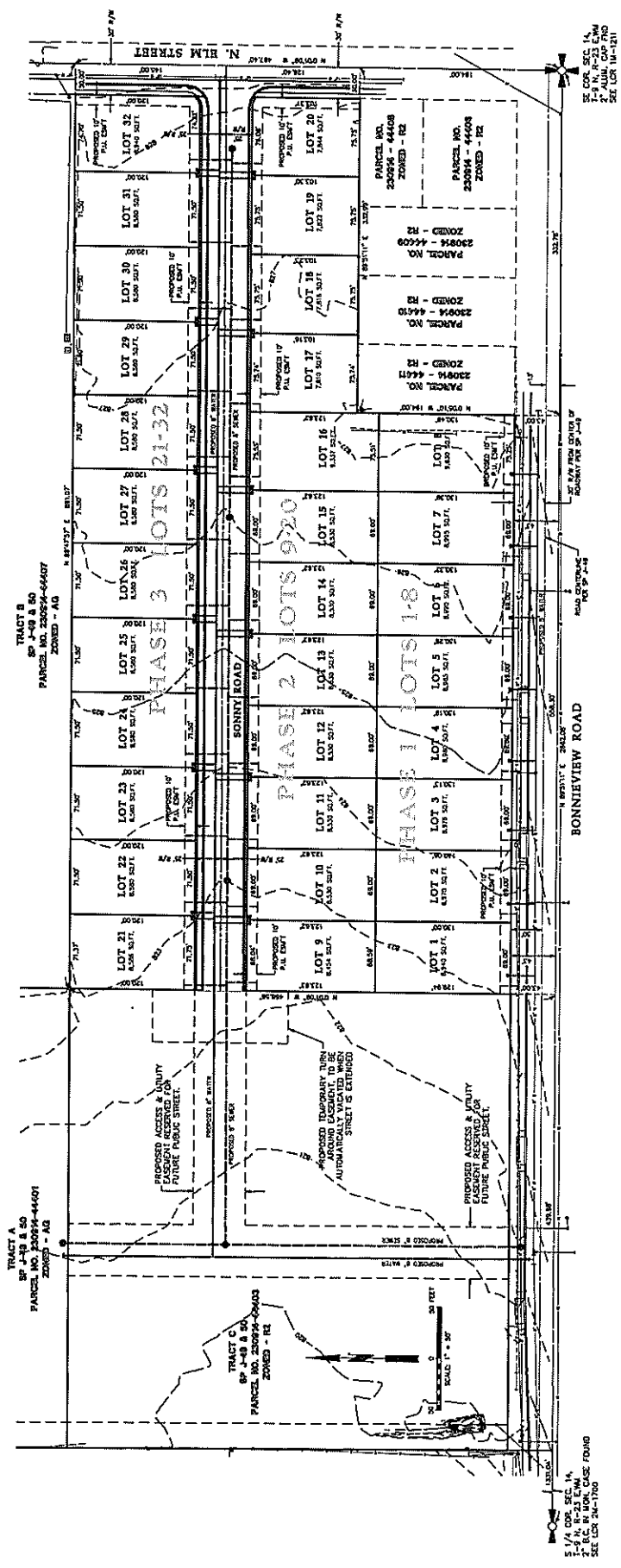
DISCLAIMER
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or [email us](#).

OVERLAY INFORMATION			
Zoning:		Jurisdiction:	Grandview
Urban Growth Area:	Grandview	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C1925D Download Map

LOCATION INFORMATION			
+ Latitude: 46° 15' 33.405"	+ Longitude: -119° 53' 46.925"	Range: 23	Township: 09 Section: 14
Narrative Description: PARCEL D BOOK J-0049 & J 50			

DISCLAIMER
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

PRELIMINARY PLAT OF
SPD PROPERTIES
 PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.
 PARCEL NO. 230914 - 44404



LEGAL DESCRIPTION
 TRACT 0 OF THAT CERTAIN SHORT PLAT FILED IN BOOK 37 OF SHORT PLATS, PAGES 49 AND 50, UNDER AUDITOR'S FILE NO. 2451298, RECORDS OF YAKIMA COUNTY, WASHINGTON.

OWNER/DEVELOPER
 MOD KANG
 1000 UNIVERSITY ROAD
 PROSPECT, WASHINGTON 98320

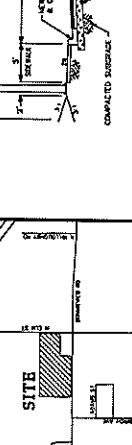
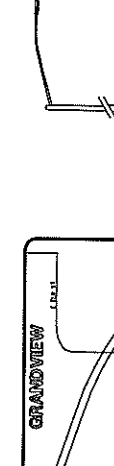
ENGINEER/SURVEYOR
 PLSA
 PLSA ENGINEERING AND SURVEYING
 521 N. 20TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 PH: (509)375-8990

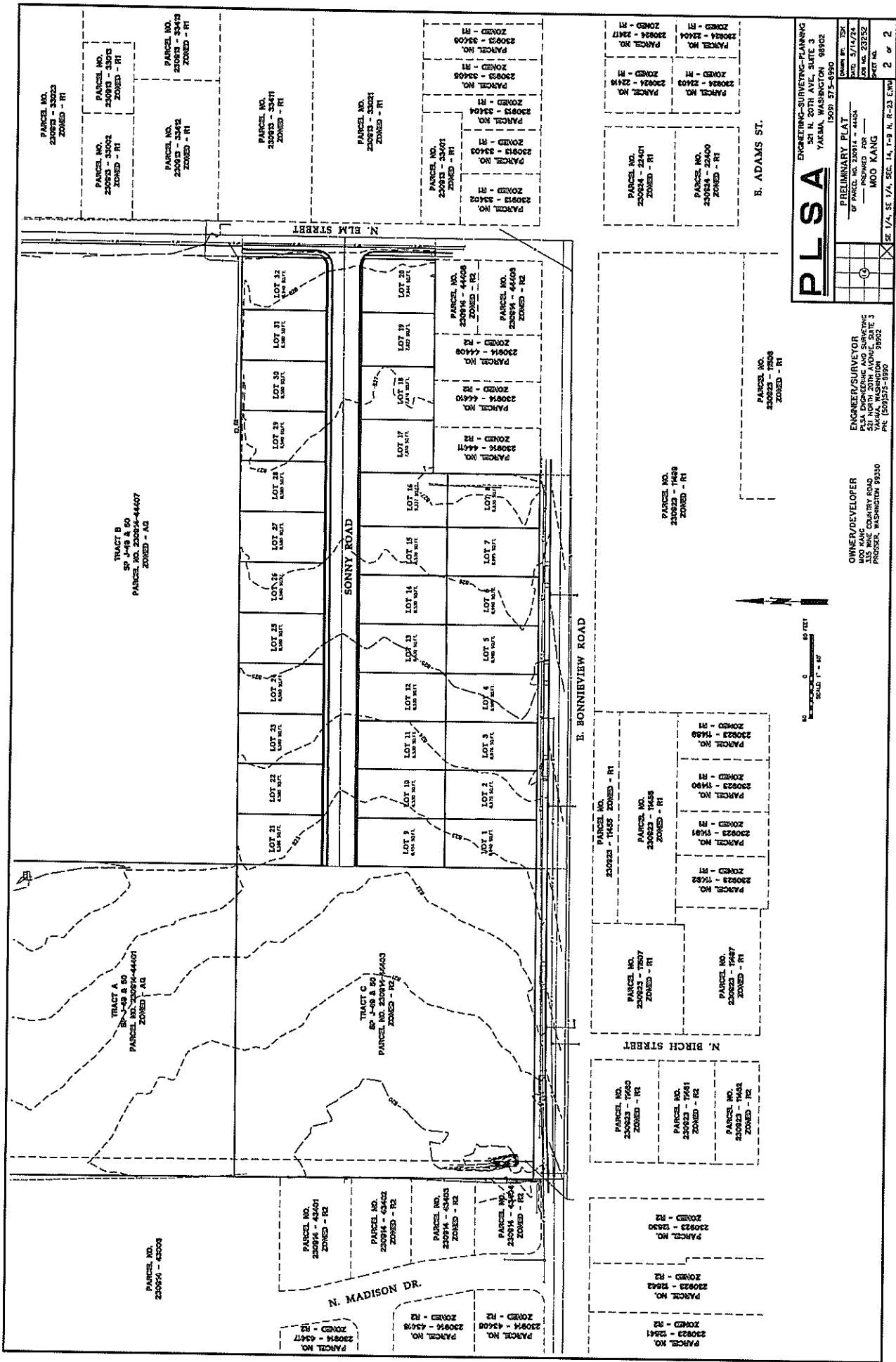
PRELIMINARY PLAT
 OF PARCEL NO. 230914 - 44404
 PREPARED FOR
 MOD KANG

DATE 5/11/21
 SHEET NO. 23232
 SHEET NO. 1 OF 2

NOTES

- SUBJECT PROPERTY IS ZONED R-2 RESIDENTIAL DISTRICT.
- ADJACENT TO ALL STREET FRONT OF WAYS THERE WILL BE A 10'-FOOT WIDE PUBLIC UTILITY EASEMENT.
- THE TOTAL AREA OF THE PROPOSED PLAT 7.3 ACRES.
- POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF LOT. THE CITY ENGINEER AND PUBLIC UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION.
- ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.
- DOMESTIC WATER IS PROPOSED TO BE SUPPLIED BY CITY OF GRANVIEW.
- SAWTRAY SENSOR IS PROPOSED TO BE PROVIDED BY THE CITY OF GRANVIEW.
- THERE ARE NO EXISTING BUILDINGS ON-SITE THAT WILL NEED TO BE REMOVED.
- TYPICAL SETBACKS - 20' FRONT SETBACK FROM THE PROPERTY LINE, 10' SIDE SETBACK FROM INTERIOR PROPERTY LINES, 10' REAR SETBACK FROM INTERIOR PROPERTY LINES.
- STREET IMPROVEMENTS SHALL CONFORM TO CITY OF GRANVIEW STREET STANDARDS.





PLSA
 ENGINEERING-SURVEYING-PLANNING
 501 N. 20TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 509.575-9890

DATE: 5/14/24
 DRAWN BY: MCK
 CHECKED BY: MCK
 PROJECT NO.: 230914-44601
 SHEET NO.: 2 OF 2

SE 1/4, 5E 1/4, 5E 1/4, 1-9 N. E-23 E.W. 2

OWNER/DEVELOPER
 150 MAIN ST
 COUNTRY ROAD
 PROSSER, WASHINGTON 99330
 PH: (509)575-9890

ENGINEER/SURVEYOR
 PLSA ENGINEERING AND SURVEYING
 501 N. 20TH AVE., SUITE 3
 YAKIMA, WASHINGTON 98902
 PH: (509)575-9890

