

Just
N



**CLARK COUNTY
STAFF REPORT**

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: July 23, 2013

REQUEST: Acceptance of Plat for Recording "LINDEMAN SHORT PLAT"

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of LINDEMAN SHORT PLAT (PLD2011-00008 / FLD2012-00005)

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, Proebstel Neighborhood Association, and property owners located within 500 feet of the site on September 22, 2011.

BUDGET AND POLICY IMPLICATIONS: N/A

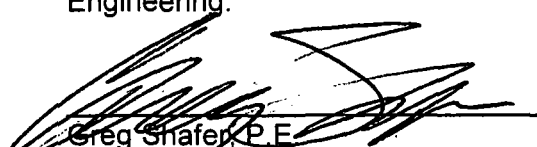
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of LINDEMAN SHORT PLAT for recording.

Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.



 Greg Shafer, P.E.
 Development Engineering Manager



 Peter Capell, P.E.
 Public Works Director/County Engineer

SS/PC/hp

APPROVED: July 23, 2013
 CLARK COUNTY, WASHINGTON
 BOARD OF COMMISSIONERS



PW 013-066

SR 144-13

Attachment A: Lindeman Short Plat



Legend

- Parcels
- Roads
 - ~ Alley
 - ~ Arterial
 - ~ DNR
 - ~ DNR (Private Land)
 - ~ Driveway
 - ~ Interstate
 - ~ Interstate Ramp
 - ~ Primary Arterial
 - ~ Private Roads
 - ~ Private Roads w/o Names
 - ~ Public Roads
 - ~ SR Ramp
 - ~ State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary

0 400 800 1200 ft.

Map center: 1152655, 150999



Scale: 1:4,101

This map was generated by Clark County's "Maps Online" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

ATTACHMENT B: LINDEMAN SHORT PLAT

PAGE 1 OF 2
SHORT PLAT
 in the SW 1/4 NW 1/4 of
SECTION 23, T3N, R3E, W.M.
CLARK COUNTY, WA.

SEE PAGE 2 ADDITIONAL
 SURVEY INFORMATION

ASSESSOR'S PARCEL No. (s) OF ORIGINAL TRACT, TAX LOT 31
 SERIAL No. 205829000; SHORT PLAT FILE FILED 2011-02-08

CLARK COUNTY HEALTH DEPARTMENT
 THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-
 USES MUST COMPLY WITH THE RULES & REGULATIONS IN EFFECT
 AT THE TIME OF SUBMITTAL AND/OR PERMIT APPLICATION.
 AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS
 REQUIRED.
 AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED
 LOCATED IN THIS PLAT MUST BE SERVED BY INDIVIDUAL IN-
 SITU SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 AN APPROVED PUBLIC WATER SYSTEM IS REQUIRED.
 LOCATIONS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE
 SEWER SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL.
Carl A. Bredon 6/14/13
 COUNTY HEALTH OFFICER DATE

COUNTY PLANNING DIRECTOR
 APPROVED: _____ DATE _____
 PLANNING DIRECTOR

PUBLIC WORKS
 APPROVED: _____ DATE _____
 CLARK COUNTY ENGINEER

ASSESSOR
 THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. 16.17.0 LANS
 OF WASHINGTON TO BE KNOWN AS SHORT PLAT No. _____
 IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
 CLARK COUNTY ASSESSOR DATE _____

AUDITOR
 FILED FOR RECORD THIS _____ DAY OF _____ 20____
 IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE
 REQUEST OF _____ MISS LINDEMAN
 AUDITOR'S RECORDING No. _____
 DEPUTY COUNTY AUDITOR DATE _____

COUNTY COMMISSIONER
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY
 COMMISSIONERS COUNTY OF CLARK, STATE OF WASHINGTON.
 THIS _____ DAY OF _____ 20____.
 CHAIR OF THE BOARD _____ ATTEST: _____ CLERK TO THE BOARD

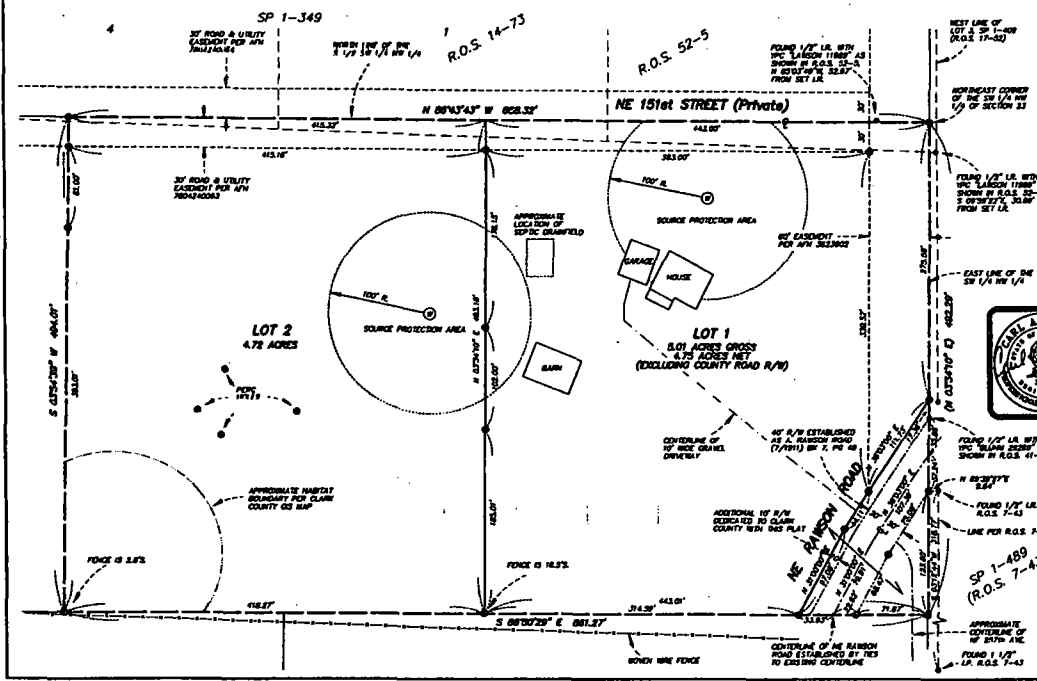
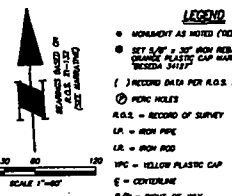
SURVEYOR'S CERTIFICATE
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF
 LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION
 IN CONFORMANCE WITH THE PROVISIONS OF R.C.M. 16.17
 LANS OF WASHINGTON.
 CARL A. BREDON 3/17/17
 PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. _____

HAGEDORN, INC.
 1824 Brookway Manassas, Va. 20108
 Ph: (560) 636-4428

SCALE: 1"=40'
 DATE: 3/26/13
 408 MCL 11-002
 CALC. BY: CMB
 DRAWN BY: CC
 CHECKED BY: RPT
 TRIM: 11-001-PAGE-1
 PAGE 1 OF 2

- NOTES**
- FOR EASEL REVISIONS TO THE STANDARD LOT CORNER AND BUILDING FOOT STANDARDS IN THE R-3 DISTRICT ARE AS FOLLOWS:
 MINIMUM FRONT YARD SETBACK: 30 FEET
 MINIMUM SIDE YARD SETBACK: 25 FEET
 MINIMUM REAR YARD SETBACK: 30 FEET
 ON EACH SIDE OF THE RESIDENTIAL DRIVELINE AND ACCIDENTAL BUILDINGS SHALL BE 30 FEET FOR THE FIRE MARSHAL AND 30 FEET FOR ACCESSORY BUILDINGS USED FOR AGRICULTURAL PURPOSES. SIDE SETBACKS FOR ACCESSORY BUILDINGS USED FOR AGRICULTURAL PURPOSES SHALL BE A MINIMUM OF 30 FEET.
 REAR YARD SETBACK SHALL BE 30 FEET WHEN ANYTHING PROPERTY BOUND BY NEARBY NEIGHBORS OR SURFACE WATERS LOCATIONS WHICH NOT ANYTHING NEAR YARD SETBACK SHALL BE 30 FEET FOR THE FIRE MARSHAL.
 SETBACK BETWEEN BUILDINGS: 6 FEET
 LOT COVERING: 40%
 MAXIMUM BUILDING HEIGHT: 28 FEET (APPLIES TO NON-RESIDENTIAL BUILDINGS ONLY)
 (SEE LAND USE ZONING 80)
 - THE SMALL PORTION OF THE PROPOSED LOT 1 STRADDLES ON THE SOUTHWEST CORNER OF THE MARSHON ROAD CORNER BE USED FOR SURVEY LINE ADJUSTMENT (S/L). FENCE A PLEASE REMOVE; NE MARSHON ROAD (FOR OCC 46.5-40.0) (S/L BOUNDARY LINE ADJUSTMENT)
 - MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF OCC 46.5-30.0.
 - IF ANY CLERICAL REQUESTS AND/OR HUMAN ERRORS ARE DISCOVERED IN THE COURSE OF UNDERSTANDING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHITECTURE AND HISTORY PRESERVATION BY CLARK AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
 - THE APPROVED WATER, SEWER, AND/OR GROUND STORAGE SYSTEM SITS SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VANDALISM OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SIZE OR SYSTEM FUNCTION.

- NOTES (cont.)**
- NO DEVELOPMENT OR CLEARING ACTIVITIES SHALL OCCUR ON OR NEAR THE UN-SETTLED CORNERS SHOWN ON THE FACE OF THIS PLAT WITHOUT THE APPROVAL OF A CLARK COUNTY PERMIT OFFICE UNLESS SUCH ACTIVITIES ARE COVERED UNDER CLARK COUNTY CODE CHAPTER 16.40.00 R.C.M.
 - DRIVETOPS SHALL HAVE A MINIMUM WIDTH OF 12 FEET OF CLEAR, ALL-WEATHER AND UNCONSTRUCTED DRIVEWAY SURFACE. UNDER CONNECTIONS TO A PAVED ROAD, DRIVEWAY PUBLIC OR PRIVATE, THE DRIVEWAY SHALL BE PAVED 10 FEET BACK FROM THE EDGE OF THE NEAREST DRIVEWAY LANE OR RIGHT-OF-WAY. WIDTH OF DRIVEWAY LANE SHALL BE 30 FEET. DRIVEWAY SHALL BE PROVIDED WITH AN APPROVED TURNAROUND AT THE TERMINUS THERE. THERE SHALL ALSO BE APPROVED TURNAROUND LOCATIONS SUCH THAT THE VEHICLE DISTANCE FROM TURNOUT TO TURNOUT OR FROM TURNOUT TO TURNAROUND DOES NOT EXCEED 300 FEET.
 - AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINE OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF ELECTRIC, TELEPHONE, TV CABLE, WATER AND SEWER SERVICE. ALSO, A SEWERAL EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINE OF ALL LOTS ADJACENT TO PUBLIC STREETS.
 - ALL RESIDENTIAL DRIVEWAY APPROACHES OBTAINING PUBLIC RIGHTS ARE REQUIRED TO COMPLY WITH OCC 46.5-30.0.
 - THE FOLLOWING PARTY(IES) IS/ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORAGE FACILITIES: HOVEDORNER
- NARRATIVE**
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AND MONUMENT TWO LOTS FROM THE CITED LINDEMAN TRACT AS SHOWN. A SUBSEQUENT MOULD WAS CREATED FROM R.O.S. 17-12 (PAGE 10) WHICH ESTABLISHED A SECTION BREAKDOWN FOR SECTION 23. ONE PORTION WAS COLLECTED FROM MONUMENT AT THE NORTHEAST CORNER OF SECTION AND THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23. A COMBINED SCALE FACTOR OF LINDEMAN WAS APPLIED TO CORRECT ONE DISTANCE TO GROUND DISTANCE AND ROTATE ONE PORTION TO SAG MOULD. A CONTROL SURVEY WAS RUN THROUGH THE PROPERTY FROM OTHER ESTABLISHED OLD POSITIONS OF SEC. 24. THE BRANCHES MET THE STANDARDS CONTAINED IN WAC 16.17-150-000. NEW CORNERS WERE SET BY KAPPA STATIONED FROM THESE SURVEY POINTS. A 1/2-SECTION ROAD STATION PERMANENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR THIS BRANCH.

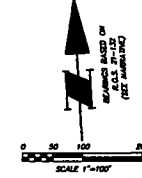
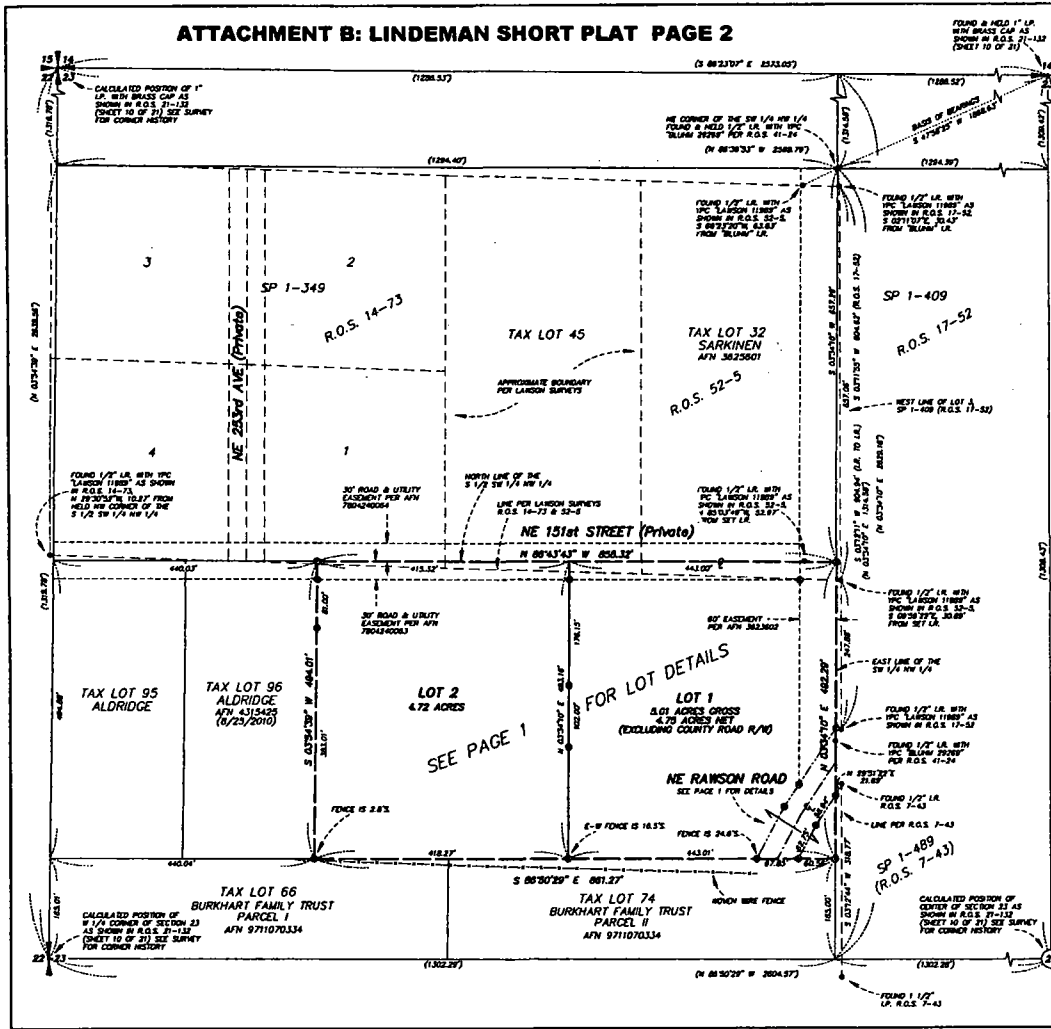


ATTACHMENT B: LINDEMAN SHORT PLAT PAGE 2

PAGE 2 OF 2

SHORT PLAT
in the SW 1/4 NW 1/4 of
SECTION 23, T3N, R3E, W.M.
CLARK COUNTY, WA.

SEE PAGE 1 FOR LOT DETAILS



- LEGEND**
- MONUMENT AS NOTED (FIELD 3/12/2011)
 - SET 5/8" x 3" IRON PEGS WITH ORANGE PLASTIC CAP MARKED "SECTION 34137"
 - () RECORD DATA PER R.O.S. 21-132
 - PEGS HOLES
 - R.O.S. = RECORD OF SURVEY
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - W.P.C. = YELLOW PLASTIC CAP
 - = CENTERLINE
 - R/W = RIGHT-OF-WAY



HAGEDORN, INC.
1224 Broadway Vero Beach, WA. 98663
Ph: (360) 698-4428

SCALE: 1"=100'	CALC. BY: CMB	DRAWN BY: CC	DATE: 3/10/12	DATE: 11-01-12
JOB NO.: 11-042	CHECKED BY:			PAGE 2 OF 2