

CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - May 13, 2014

REQUEST: Acceptance of Plat for Recording -

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 Larson Estate Short Plat FLD2008-00024 PLD2005-00051

Zoning: R1-6 Residential Zone; **Lot Size:** The minimum and maximum average lot area standards are 6,000 and 8,500 square feet, respectively. **Actual Lot Size:** Parcels range in size from 6,259 and 6,700 square feet. **Exceptions:** None; **Project Start:** The application vested on October 6, 2005, Pre-application conference was held February 24, 2005, Final order of conditional approval was January 6, 2006.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the November 3, 2005, and property owners located within 300 feet of the site on November 3, 2005.

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 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


Heath Henderson, P.E.
Interim Public Works Director/County Engineer

GS/HH/hp

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

May 13, 2014
SR 93-14

final plat consent agenda.docx

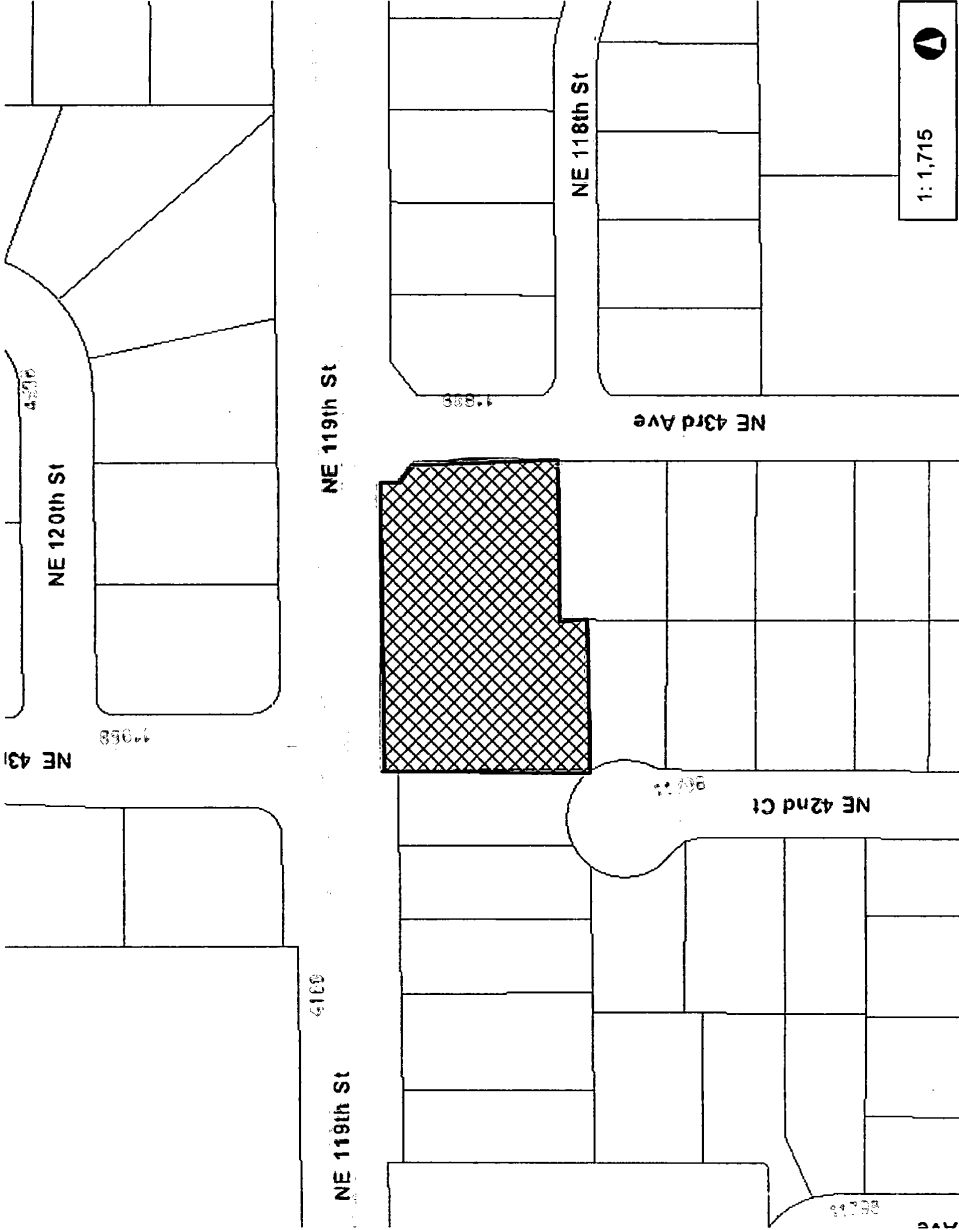
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PW14-040



ATTACHMENT A: LARSON ESTATES SHORT PLAT





1:1,715



This map was generated by Clark County's "MapsOnline" 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.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

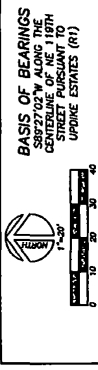
Legend

-  Building Footprints
-  Taxlots
-  World Street Map



Notes:

Attachment B - Larson Estates Short Plat



BASIS OF BEARINGS
 ON THE PLAT AND THE CENTERLINE OF NE 118TH STREET PURSUANT TO UPRIKE ESTATES (R1)

SURVEY DATA:
 DATE OF SURVEY: MAY, JULY 2012
 SURVEY CREW: HALCOMB

EQUIPMENT: TRIMBLE S6 ROBOTIC TOTAL STATION (2 SECOND)
 METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT

NOTES AND RESTRICTIONS

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE IMPROVED LOT FRONTAGES DESCRIBED UNDER AND ABOVE THE LOT FRONTAGE.
2. THE LOT FRONTAGE DESCRIBED UNDER AND ABOVE THE LOT FRONTAGE SHALL BE CONSTRUCTED UPON THE EXTERIOR SIX (6) FEET FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING, MAINTENANCE AND REPLACEMENT OF CABLE, WATER AND SANITARY SEWER SERVICES.
3. NO DIRECT ACCESS IS ALLOWED ONTO NE 118TH STREET.
4. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC REQUIREMENTS.
5. THE STRUCTURE ENCLOSURES THAT ARE LOCATED IN LOTS 1 AND 2 SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS OF LOTS 1-4.
6. ANY GEOLOGICAL RESOURCES ARE DISCOVERED IN THE SUBJECT PROPERTY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OMAHA AND CLARK COUNTY SHALL BE NOTIFIED WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELLOW, SUBJECT TO IMPROVEMENT AND/OR FINES.
7. MOBILE HOMES ARE PROHIBITED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 94-60.130.

NARRATIVE:

FOR THE SURVEY WAS TO DEFINE AND MONUMENT THE 4 LOT SUBDIVISION OF THE LARSON ESTATES SHORT PLAT, AS SHOWN IN THE CLARK COUNTY DEED RECORDS, 3007552 AND 3007553. THE SUBJECT PROPERTY WAS AND SURVEYED AND MONUMENTED BY LATITUDES AND LONGITUDES. THE MONUMENTS WERE PLACED AT THE CORNERS OF THE LOTS AS WELL AS THE ADJACENT AND LOCATED THE EXISTING AND REMAINING MONUMENTATION FROM SAID PLAT, AS WELL AS THE ADJACENT AND LOCATED THE EXISTING AND REMAINING MONUMENTATION OF THE DEEDS AND THE PLAT OF UPRIKE ESTATES COMPARED THAT THE ORIGINAL BOUNDARY RESOLUTION THESE MONUMENTS THAT WERE DESTROYED WERE RESET AS SHOWN. THE SANITARY SEWER EASEMENT FOR AUDITOR'S FILE NUMBER 600877017 WAS RELINQUISHED TO THE PUBLIC SEWER DISTRICT OF CLARK COUNTY. THE EASEMENT FOR AUDITOR'S FILE NUMBER 6080003 WAS VACATED FOR AUDITOR'S FILE NUMBER 4897448EASR AND 4897450EASR.

LEGEND:

- SET 1 1/8" BRASS DISK IN SIDEWALK INSCRIBED "7C DEV. LS 30029"
 - ✕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "OLE PLS 40562" SET IN R3
 - ✕ FOUND BRASS SCREW WITH 3/4" WASHER INSCRIBED "OLE 40562" SET IN R3
 - FOUND MONUMENT AS NOTED
 - (R) RECORD DATA
- NOTE: FOUND MONUMENTS ARE FIELD AND ARE AT GROUND SURFACE UNLESS OTHERWISE NOTED.

LARSON ESTATES SHORT PLAT
 A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 30, T23N, R10E, CLARK COUNTY, IOWA

MARCH 23, 2014
 CASE NUMBER: PLD2005-00031
 ASSESSOR'S PARCEL NO. 18986-000
 DIRECTOR OF PUBLIC WORKS
 APPROVED BY:

COMMUNITY DEVELOPMENT DIRECTOR
 APPROVED BY:

COUNTY COMMISSIONERS
 APPROVED AND ACCORD BY THE BOARD OF COUNTY SUPERVISORS AND COUNTY OF CLARK, STATE OF IOWA, THIS DAY OF _____, 2014.

ATTEST: _____
 CLERK OF THE BOARD

ASSESSOR
 THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. 361.17(1), 361.17(2) AND 361.17(3) OF THE IOWA CODE, CHAPTER 361, IN THE COUNTY OF CLARK, STATE OF IOWA.

COUNTY ASSESSOR
 CLARK COUNTY HEALTH DEPARTMENT
 THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL REQUIREMENTS OF THE HEALTH DEPARTMENT SHALL BE COMPLIED WITH BY THE APPLICANT AND/OR PERMIT APPLICANT.
 AN APPROVED MANHOLE PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.

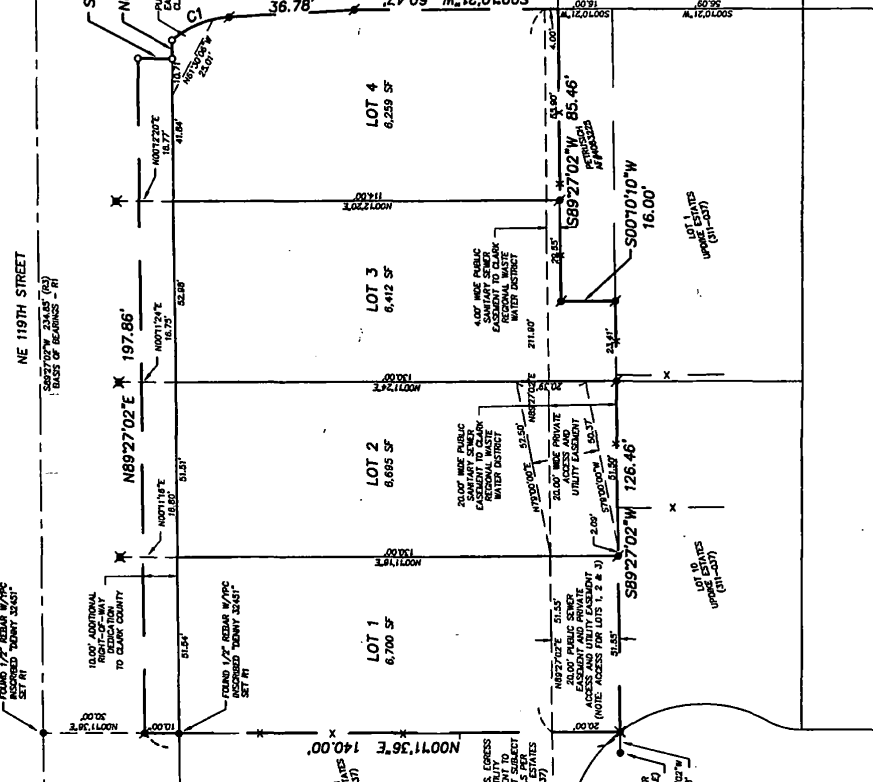
AUDITOR'S CERTIFICATE
 I HAVE REVIEWED THIS PLAT AND IT IS CORRECT AND ACCORDS WITH THE RECORDS OF THE CLARK COUNTY HEALTH DEPARTMENT.
 AUDITOR'S RECORDING NUMBER: _____
 DATE: _____

SECURITY COUNTY AUDITOR
 DATE: _____

SURVEYOR'S CERTIFICATE
 I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING ACT, CHAPTER 177, AND I HAVE FOUND THE PLAT TO BE CORRECT AND ACCORDS WITH THE RECORDS OF THE CLARK COUNTY HEALTH DEPARTMENT.
 SURVEYOR'S RECORDING NUMBER: _____
 DATE: _____

PREPARED FOR:
 DON LARSON
 3212 NE 20TH STREET
 WASHINGTON, IA 50685

PREPARED BY:
 KALCOMB DEVELOPMENT
 1000 1/2 W. 10TH STREET
 WASHINGTON, IA 50687
 PHONE: 319-266-5000
 FAX: 319-266-5000



DEED REFERENCE
 LARSON AF43007332
 LARSON AF4003226

CURVE DATA TABLE
 NO. _____ LENGTH _____ RADIUS _____ CHORD BEARING _____
 CT 18.36' 28.50' 36942.06' 17.85' S21°21'53"E

REFERENCES:
 R1 "UPRIKE ESTATES" BOOK 311, PAGE 37
 R2 "STRAMBERRY HILL" BOOK 311, PAGE 548
 R3 UNRECORDED LARSON ESTATES SHORT PLAT