

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - JULY 8, 2014

REQUEST: Acceptance of Plat for Recording – Croswell Cluster 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 Croswell Cluster Short Plat FLD2014-00002 PLD2009-00024

Zoning: R-5 Rural District; **Lot Size:** The total acreage of the property is 10.10 acres. CCC 40.210.020 D 3 allows cluster developments a maximum density equivalent to that. The density is allowed to be based on one hundred ten percent (110%) of the gross area of the site. 110% of 10.10 acres will permit the two lots as proposed ($10.10 \times 110\% = 11.11$ divided by 5 = 2.22). The applicant has chosen to include the remainder lot within the density of the proposal. The remainder parcel shall be a minimum of 6.57 acres ($10.10 \times 65\% = 6.57$) in area and contain all critical areas and their buffers. **Actual Lot Size:** Parcels range in size from 1.67 Acres and 8.13 Acres. **Exceptions:** None; **Project Start:** The application vested on November 6, 2008, Pre-application conference was held November 25, 2008, Final order of conditional approval was August 13, 2009.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Washougal Neighborhood Association, and property owners located within 500 feet of the site on June 10, 2009.

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.

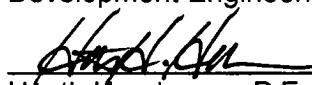
Attachment A: Vicinity Map

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

APPROVED: 

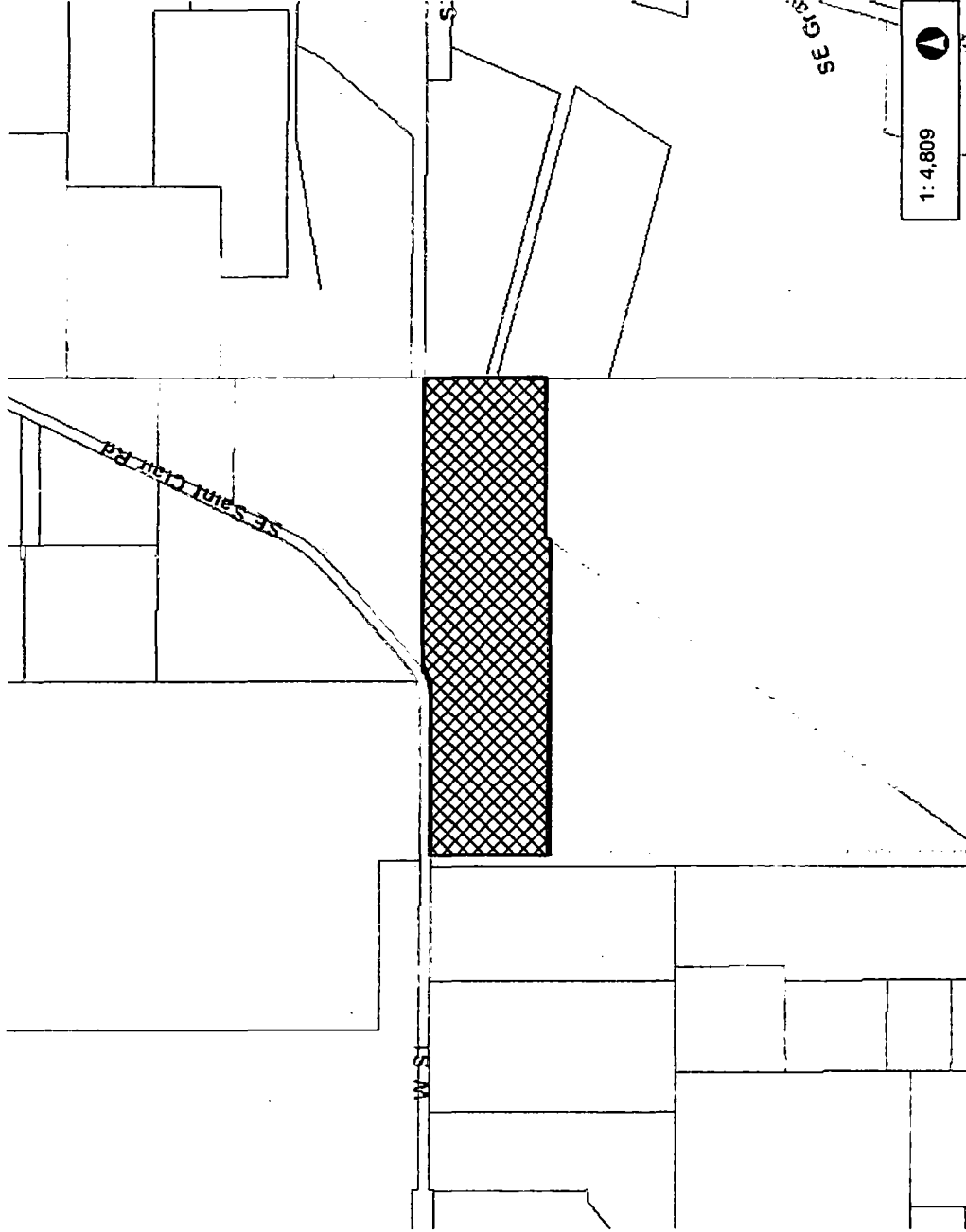
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

July 8, 2014 SR 145-14

my
OK
N



ATTACHMENT A: CROSWELL CLUSTER SHORT PLAT



1: 4,809

801.5 400.73 801.5 Feet

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

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.



Legend

- Building Footprints
- Taxlots
- World Street Map

Notes:

PREPARED BY:
UNSTER AND CLAESER SURVEYORS, INC.
1000 W. 10TH AVENUE, SUITE 100
VANCOUVER, WA 98141
(206) 844-3113

DEED REFERENCES:
1) STATUTORY WARRANTY DEED
2) UNSTER AND CLAESER SURVEYORS, INC.
3) CHARLES AND BELOUIS CROSWELL, ET. UX.
4) AFR#40230000

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1) STATUTORY WARRANTY DEED
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3) CHARLES AND BELOUIS CROSWELL, ET. UX.
4) AFR#40230000

SURVEY REFERENCES:
1) CUSKY SURVEY, BOOK 807, PAGE 102
2) LAWSON SURVEY, BOOK 108, PAGE 107
3) LAWSON SURVEY, BOOK 108, PAGE 101
4) LAWSON SURVEY, BOOK 108, PAGE 104
5) LAWSON SURVEY, BOOK 108, PAGE 104

PLAT NOTES:
A) THE UNSTER AND CLAESER SURVEYORS, INC. HAS BEEN ADVISED BY THE CLERK OF THE COUNTY COMMISSIONERS THAT THE PLAT MAP SHEET 1 OF 2 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED BY THE SURVEYOR IN COMPLIANCE WITH THE PROVISIONS OF R.C.W. 3617, LAWS OF WASHINGTON.

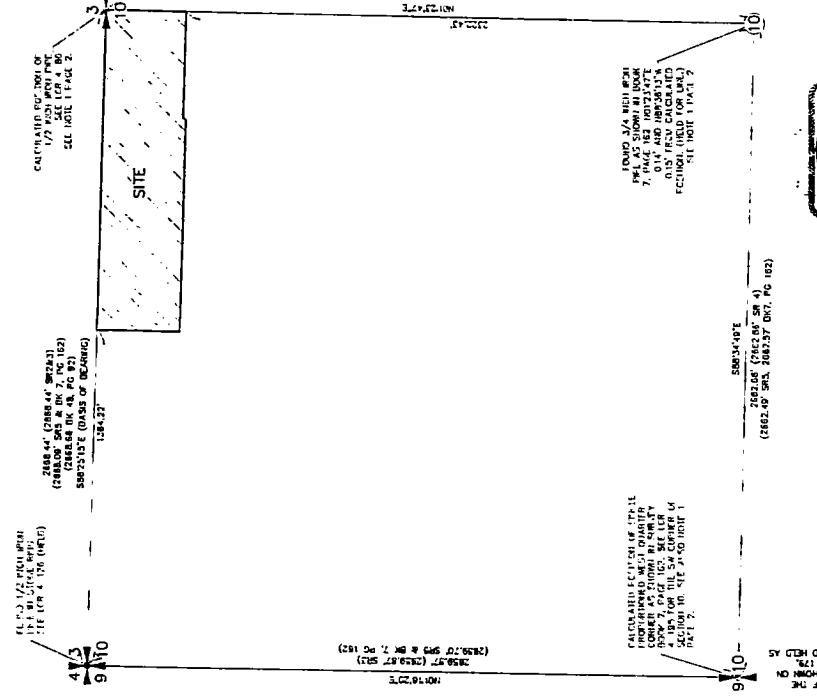
RECEIVED
**CROSWELL CLUSTER
SHORT PLAT**
A SHORT PLAT LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE MERIDIAN, WILLAMETTE COUNTY, OREGON.
ASSASSOR'S TAX PARCEL NO. 133026-000 SHORT PLAT CASE NO. PLU2009-00024. DATE: 04-30-14
JOB NO.: 13-272 SHEET 1 OF 2

CLARK COUNTY HEALTH DEPARTMENT:
THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.
 AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 SEWAGE TREATMENT SYSTEMS, SUBJECT TO INDIVIDUAL APPROVAL.
 SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COURTY HEALTH OFFICER _____ DATE _____
ASSESSOR: THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 3617.170, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
COURTY ASSESSOR _____ DATE _____
COUNTY ENGINEER: _____ DATE _____
APPROVED: COUNTY ENGINEER _____ DATE _____
COMMUNITY DEVELOPMENT DEPARTMENT: _____ DATE _____
APPROVED: DIRECTOR _____ DATE _____

COUNTY COMMISSIONERS:
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON THIS _____ DAY OF _____ 2014.
APPROVED: CHAIR OF THE BOARD OF COUNTY COMMISSIONERS
ATTESTED BY: CLERK TO THE BOARD OF COUNTY COMMISSIONERS
AUDITOR: FILED FOR RECORD THIS _____ DAY OF _____ 2014
AT THE REQUEST OF _____ CHARLES AND BELOUIS CROSWELL
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR
SURVEYOR'S CERTIFICATE:
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE PROVISIONS OF R.C.W. 3617, LAWS OF WASHINGTON.
DANIEL A. BELTON, PROFESSIONAL LAND SURVEYOR
PLS NO. 37935



LEGEND:
O INDICATES CALCULATED POINTS
INDICATES HORIZONTAL FOUND AS NOTED
INDICATES SET 1/2" X 2" METAL BEAR WITH
TYPE NUMBERED METRIC JIGS
A/H INDICATES METERS FILE NUMBER
1/C/R INDICATES LAND OWNER RECORD
S/P INDICATES PLAT PENETRIER
D/W INDICATES SURVEY REFERENCE

UNSTER AND CLAESER SURVEYORS, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNLIMITED TITLE SUCH AS ADVERSE POSSESSION, ADVERSE ESTOPPEL, ETC.

THE PLAT MAP SHEET 1 OF 2 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED BY THE SURVEYOR IN COMPLIANCE WITH THE PROVISIONS OF R.C.W. 3617, LAWS OF WASHINGTON.

ALL CONVEYANCES SHALL BE SUBJECT TO THE PROVISIONS OF R.C.W. 3617, LAWS OF WASHINGTON, UNLESS OTHERWISE SPECIFIED.

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