

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - DECEMBER 16, 2014

REQUEST: Acceptance of Plat for Recording – MAJ Place Hazel Dell

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 MAJ Place Hazel Dell (FLD2014-00029; PLD 2014-00007)

Zoning: General Commercial (GC); **Lot Size:** The general commercial zoning district has no minimum lot area. **Actual Lot Size:** Parcels range in size from 16,996 square feet and 32,169 square feet. **Exceptions:** None; **Project Start:** The application vested on April 3, 2014, Pre-application conference was held August 15, 2013, Final order of conditional approval was May 22, 2014.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the NE Hazel Dell Neighborhood Association, and property owners located within 300 feet of the site on April 10, 2014.

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)

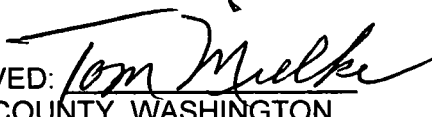
DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.



 Greg Shafer, P.E.
 Development Engineering Manager



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

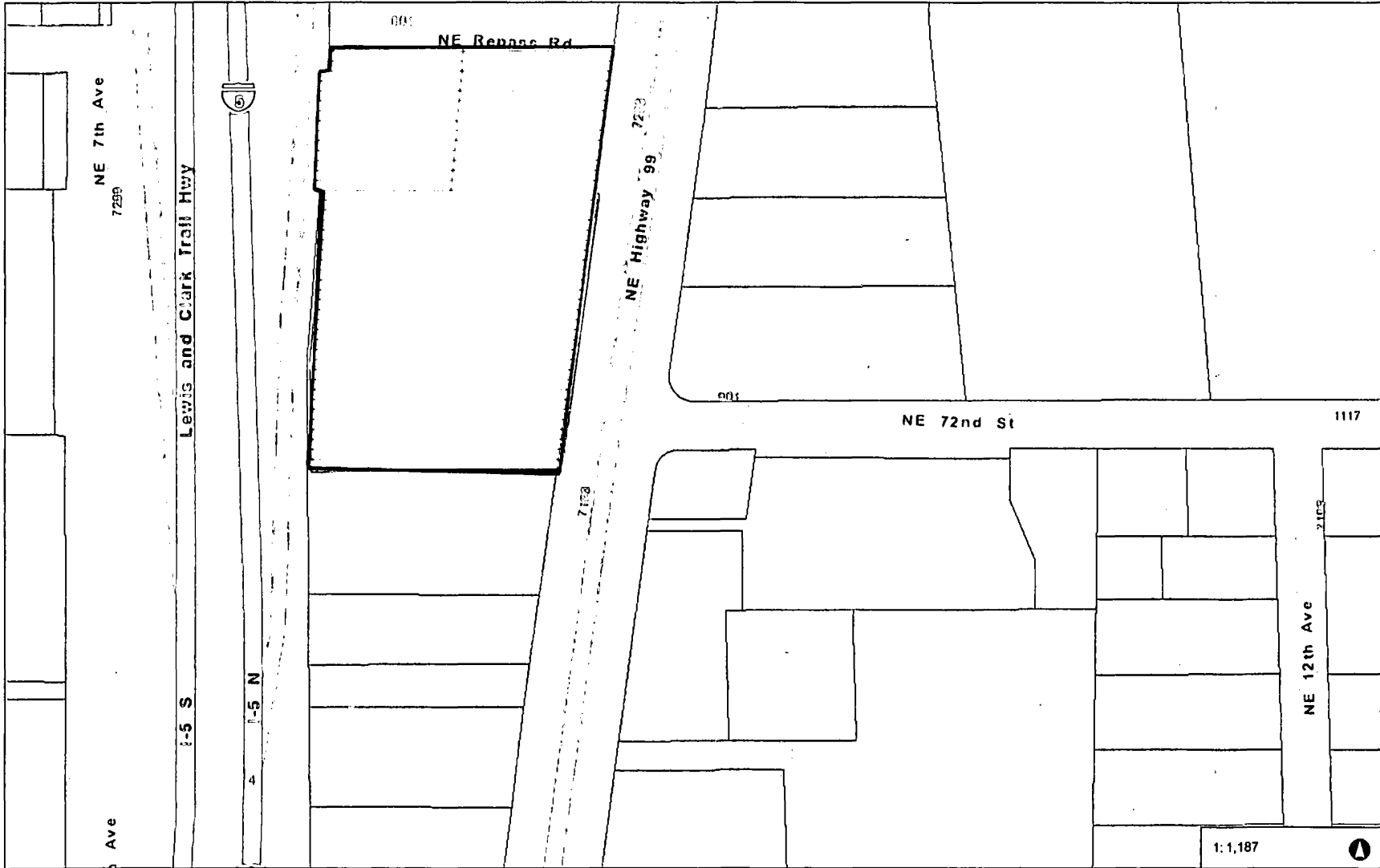
APPROVED: 
 CLARK COUNTY, WASHINGTON
 BOARD OF COMMISSIONERS
Dec. 16, 2014
 SR 307-14

Handwritten initials

PW 14-137



Attachment A - MAJ Place - Hazel Dell



- Legend**
- Building Footprints
 - Taxlots
 - County Outline
 - World Street Map

Notes:

0.0 0 0.02 0.0 Miles

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.

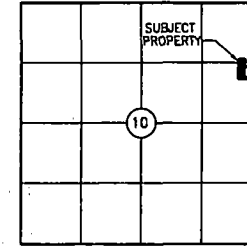
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MAJ PLACE HAZEL DELL SHORT PLAT
 LOCATED IN THE NE 1/4
 OF SECTION 10, T. 2 N., R. 1 E., W.M.,
 CLARK COUNTY, WASHINGTON

SHEET 1 OF 4

CASE NUMBERS: PSR2014-0005; PLD2014-00007;
 PSR2014-00003; ENG2014-00012; EVR2014-00008

8, 10, T2 N, R1 E, WM.



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 MUNICIPAL WATER SUPPLY SYSTEM 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.
- ✓ AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.
- LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

Carla Chorowick, R.S. 11/24/14
 COUNTY HEALTH OFFICER DATE

PUBLIC WORKS:

APPROVED:

CLARK COUNTY ENGINEER DATE

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 86.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. _____ OF THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY ASSESSOR DATE

COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2014

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS DATE

COMMUNITY DEVELOPMENT

APPROVED:

M. J. [Signature] 12/2/14
 PLANNING DIRECTOR DATE

AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2014 IN BOOK _____ OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF _____

AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR DATE

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10, FROM WHICH POINT THE NORTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER BEARS NORTH 87°48'30" WEST A DISTANCE OF 2638.64 FEET; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, NORTH 87°48'30" WEST A DISTANCE OF 21.09 FEET; TO ITS INTERSECTION WITH THE CENTERLINE OF NE HIGHWAY 89; THENCE ALONG THE CENTERLINE OF NE HIGHWAY 89, SOUTH 09°10'24" WEST A DISTANCE OF 1401.31 FEET TO A POINT; THENCE DEPARTING SAID CENTERLINE, NORTH 80°56'36" WEST A DISTANCE OF 50.00 FEET TO A 1-1/8 INCH COPPER DISK LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF NE HIGHWAY 89 BEING ALSO THE SOUTHEAST CORNER OF LOT 1, ALEXANDER TRACTS AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 09°10'24" WEST A DISTANCE OF 287.49 FEET TO A MAIL AND WASKER LOCATED AT THE SOUTHEAST CORNER OF THAT PROPERTY CONVEYED TO MAJ PLACE HD, LLC BY DEED RECORDED MAY 28, 2014 AS AUDITOR'S FILE NO. 5075668, RECORDS OF CLARK COUNTY; THENCE ALONG THE SOUTH LINE OF SAID MAJ PLACE HD, LLC PROPERTY, NORTH 87°51'45" WEST A DISTANCE OF 254.53 FEET TO A 3/4 INCH IRON PIPE LOCATED AT THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. 3; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 07°14'50" EAST A DISTANCE OF 115.24 FEET TO A 5/8 INCH IRON ROD LOCATED AT AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 04°59'30" EAST A DISTANCE OF 291.87 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTH LINE OF LOT 2, ALEXANDER TRACTS; THENCE ALONG THE NORTH LINE OF SAID LOT 2 TOGETHER WITH THE NORTH LINE OF SAID LOT 1, SOUTH 88°18'29" EAST A DISTANCE OF 144.11 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO MAJ PLACE HD, LLC BY DEED RECORDED MAY 28, 2014 AS AUDITOR'S FILE NO. 5075667, RECORDS OF CLARK COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID PROPERTY CONVEYED BY AUDITOR'S FILE NO. 5075667, SOUTH 09°10'24" WEST A DISTANCE OF 124.07 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ON THE SOUTH LINE OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 88°07'48" EAST A DISTANCE OF 148.94 FEET TO THE POINT OF BEGINNING.

NARRATIVE AND PROCEDURE

THE CENTERLINE OF NE HIGHWAY 89 WAS ESTABLISHED HOLDING MONUMENTS AS DESCRIBED PER THE BASIS OF BEARINGS. THIS LINE WAS OFFSET TO ESTABLISH THE WESTERLY RIGHT-OF-WAY LINE. THE SOUTH LINE WAS ESTABLISHED HOLDING FOUND MONUMENTS AS NOTED. THE CENTERLINE OF STATE ROUTE NO. 3 WAS ESTABLISHED HOLDING OFFSETS FROM THE FOUND MONUMENT AT THE SOUTHWEST CORNER AND THE MONUMENT SET EAST OF CENTERLINE STATION 219+50. INFORMATION PER WASHINGTON D.O.T. RIGHT-OF-WAY MAPS (FOR S.R. NO. 3 MILE POST 2.73 TO 7.45 DATED AUGUST 14, 1992) WAS HELD TO ESTABLISH THE EASTERLY RIGHT-OF-WAY LINE. THE SOUTH LINE OF ALEXANDER TRACTS AND THE RIGHT-OF-WAY OF VACATED NE REPASS ROAD WERE ESTABLISHED HOLDING FOUND MONUMENTS AND RECORD INFORMATION PER R.O.S. BOOK 37, PAGE 188. THE EASTERLY LINE OF LOT 1 WAS ESTABLISHED HOLDING RECORD INFORMATION PER AF5075667.

FIELD WORK WAS PERFORMED USING A THREE-SECOND TOTAL STATION INSTRUMENT WITH AN ELECTRONIC DATA COLLECTOR. A CLOSED TRAVERSE WAS PERFORMED AND MONUMENTS WERE SET AND SET BY RADIAL STAKEOUT FROM VERIFIED CONTROL POINTS.

DEED REFERENCES

- AUDITOR'S FILE NO. 5075678, RECORDED MAY 28, 2014
- AUDITOR'S FILE NO. 5075687, RECORDED MAY 28, 2014
- AUDITOR'S FILE NO. 4700187, RECORDED SEPTEMBER 22, 2010
- AUDITOR'S FILE NO. 5083884, RECORDED JUNE 30, 2014

SURVEY REFERENCES

- ALEXANDER TRACTS, BOOK E, PAGE 1, BOY ANDERSON BOOK 37, PAGE 188, G & L LAND SURVEYING, INC.
- BOOK 38, PAGE 38, CLARK COUNTY
- BOOK 8, PAGE 107, HAZELDELL, INC.
- BOOK 0, PAGE 154, L.M. GREENWOOD
- BOOK 89, PAGE 187, TM HANSON & ASSOCIATES, INC.
- WASHINGTON D.O.T. RIGHT-OF-WAY MAPS FOR S.R. NO. 3 MILE POST 2.73 TO 7.45 DATED AUGUST 14, 1992 (UNRECORDED)

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MAJ DEVELOPMENT CORPORATION.

Clinton H. Stubbs, Jr. 10/15/14
 CLINTON H. STUBBS, JR. DATE



NOTES

1. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA 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.
2. THE FOLLOWING PARTIES ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY-OWNED STORMWATER FACILITIES: LOTS 1 TO 4, INCLUSIVE.
3. LOTS 3 AND 4 ARE SUBJECT TO A VARIABLE WIDTH SIGNALIZATION EASEMENT RECORDED AS AF # _____
4. LOTS 1-4 INCLUSIVE ARE SUBJECT TO A VARIABLE WIDTH PUBLIC WATER LINE EASEMENT RECORDED AS AF # 5102946
5. LOTS 1-4 INCLUSIVE ARE SUBJECT TO A 15.00 FOOT WIDE PUBLIC SANITARY SEWER EASEMENT RECORDED AS AF # 5102944
6. LOTS 1, 2 AND 4 ARE SUBJECT TO A VARIABLE WIDTH PRIVATE STORM SEWER EASEMENT FOR THE BENEFIT OF LOTS 2, 3 AND 4 AS SHOWN AND NOTED. LOTS 1-4 INCLUSIVE ARE SUBJECT TO AN EASEMENT FOR MAINTENANCE OF THE STORMWATER FACILITIES RECORDED AS AF # _____
7. LOTS 1-4 INCLUSIVE ARE SUBJECT TO A RECIPROCAL CROSS ACCESS AND PARKING EASEMENT RECORDED AS AF # _____
8. LOTS 1 AND 2 ARE SUBJECT TO A SOLID WASTE AND RECYCLING STORAGE AREA AGREEMENT RECORDED AS AF # _____
9. NO DIRECT ACCESS IS ALLOWED ONTO STATE ROUTE NO. 5.

JOB NAME:	MAJ PLACE HAZEL DELL
JOB NUMBER:	997
DRAWN BY:	SFT
CHECKED BY:	CHS
DRAWING NUMBER:	997 PLAT

NORTHWEST SURVEYING, Inc.
 BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL
 1815 NW 189TH PLACE, SUITE 2090
 BEAVERTON, OR 97006
 PHONE: (503) 848-2127 FAX: (503) 848-2179

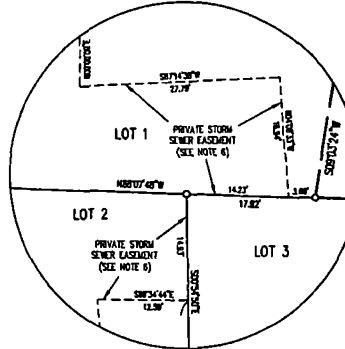
MAJ PLACE HAZEL DELL SHORT PLAT

LOCATED IN THE NE 1/4
OF SECTION 10, T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

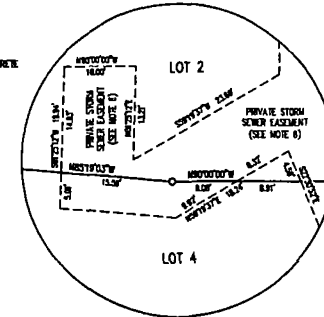
SHEET 2 OF 4

CASE NUMBERS: PSR2014-0005; PLD2014-00007;
PSR2014-00003; ENG2014-00012; EVR2014-00008

DETAIL 'F'
SCALE: 1" = 10'



DETAIL 'G'
SCALE: 1" = 10'



LEGEND

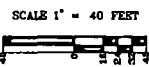
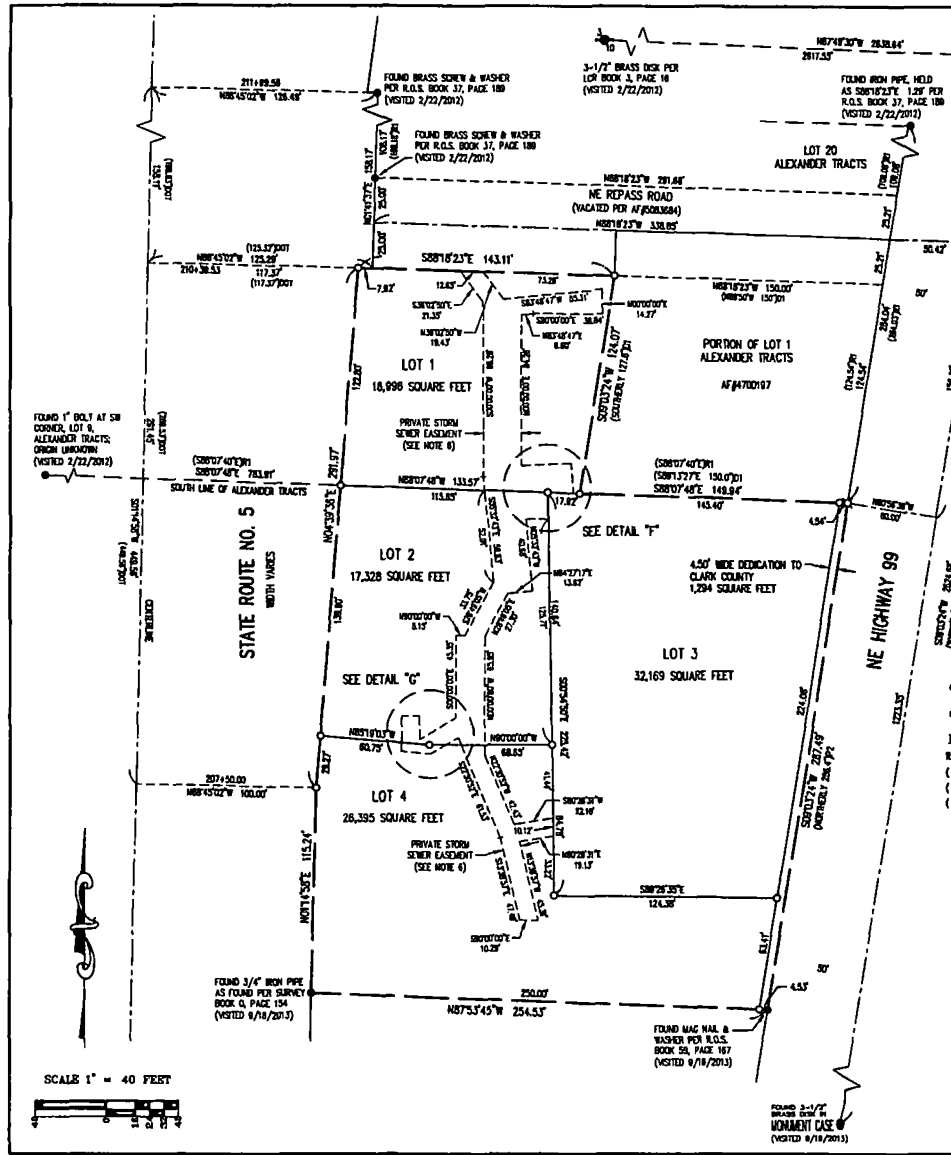
- FOUND MONUMENT AS NOTED DURING SEPTEMBER 2013
- SET 3/8" DIAMETER 3" IRON ROD WITH ORANGE PLASTIC CAP MARKED "STUBBS LS 4108"
- SET 1-1/4" COPPER DISK MARKED "STUBBS LS 4108" IN CONCRETE
- R.S. RECORD OF SURVEY
- (PH) RECORD INFORMATION PER R.O.S. BOOK 37, PAGE 189
- (D1) RECORD INFORMATION PER AF(200308)
- (D01) RECORD INFORMATION PER RIGHT-OF-WAY MAPS FOR S.R. NO. 5 MILE POST 2.73 TO 7.43 DATED AUGUST 14, 1992



JOB NAME:	MAJ PLACE HAZEL DELL
JOB NUMBER:	997
DRAWN BY:	SFF
CHECKED BY:	CHS
DRAWING NUMBER:	997 PLAT

BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL

N NORTHWEST
1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006
S SURVEYING, Inc.
PHONE: (503) 848-2127 FAX: (503) 848-2178

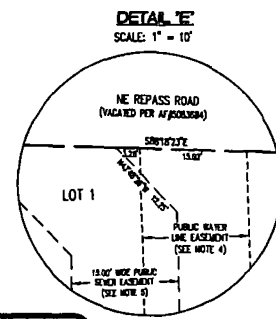
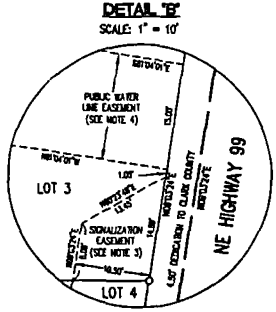
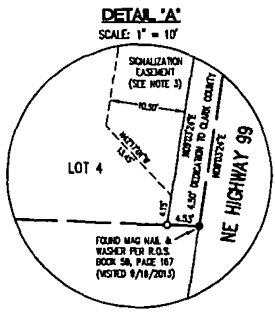
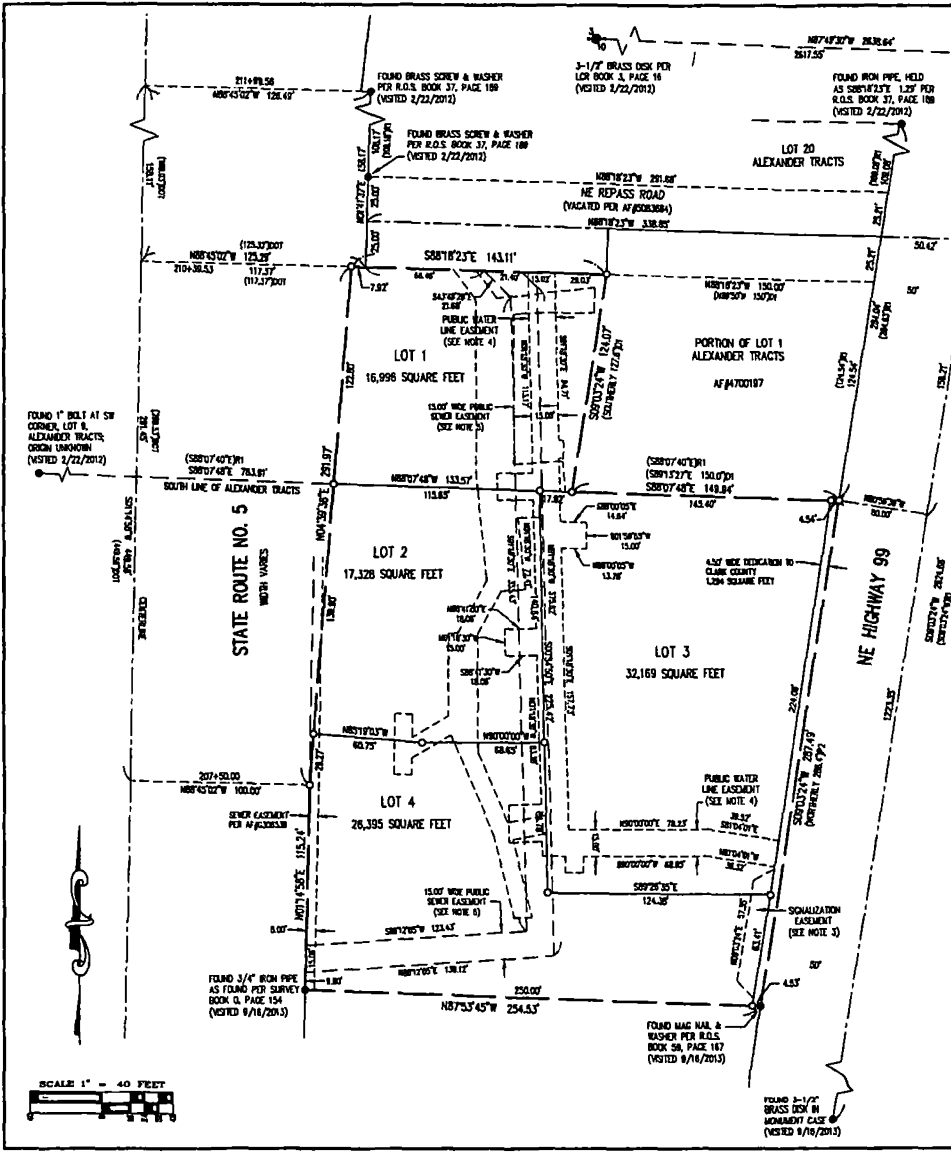


MAJ PLACE HAZEL DELL SHORT PLAT

LOCATED IN THE NE 1/4
OF SECTION 10, T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

SHEET 3 OF 4

CASE NUMBERS: PSR2014-0005; PLD2014-00007;
PSR2014-00003; ENG2014-00012; EVR2014-00008



- LEGEND**
- FOUND MONUMENT AS NOTED DURING SEPTEMBER 2013
 - SET 3/4" DIAMETER X 30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "STUBS LS 4100"
 - ⊕ SET 1-1/8" COPPER DISK MARKED "STUBS LS 4100" IN CONCRETE
 - R.S. RECORD OF SURVEY
 - (R) RECORD INFORMATION PER R.O.S. BOOK 37, PAGE 188
 - (J) RECORD INFORMATION PER AF507567
 - (J00) RECORD INFORMATION PER RIGHT-OF-WAY MAPS FOR S.L. NO. 5 MILE POST 2.73 TO 7.45 DATED AUGUST 14, 1992

BASIS OF BEARINGS
THE CENTERLINE OF NE HIGHWAY 99 HOLDING THE FOUND CENTERLINE MONUMENT SOUTH OF THE SUBJECT PROPERTY AND A PERPENDICULAR OFFSET TO THE FOUND MONUMENT NEAR THE NORTHEAST CORNER OF LOT 20, ALEXANDER TRACTS WITH THE RECORD FALLING PER R.O.S. BOOK 37, PAGE 188.



JOB NAME:	MAJ PLACE HAZEL DELL
JOB NUMBER:	997
DRAWN BY:	SFT
CHECKED BY:	CHS
DRAWING NUMBER:	997 PLAT

NORTHWEST
1815 NW 189TH PLACE, SUITE 2090
BEAVERTON, OR 97009
PHONE: (503) 648-2127 FAX: (503) 648-2176

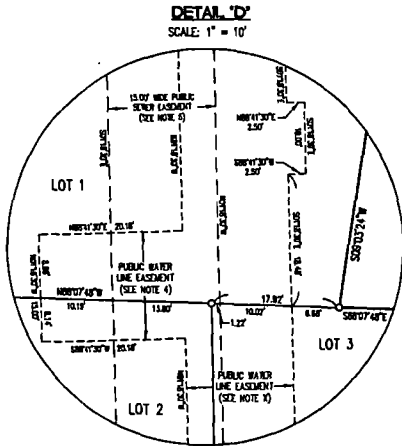
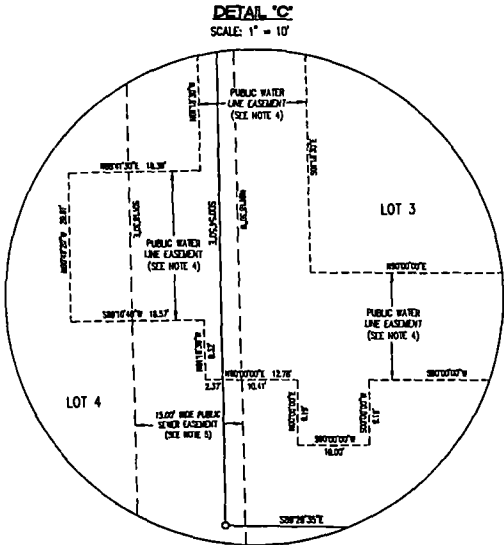
SURVEYING, Inc.


MAJ PLACE HAZEL DELL SHORT PLAT

LOCATED IN THE NE 1/4
OF SECTION 10, T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

SHEET 4 OF 4

CASE NUMBERS: PSR2014-0005; PLD2014-00007;
PSR2014-00003; ENG2014-00012; EVR2014-00008



JOB NAME:	MAJ PLACE HAZEL DELL	 ORTHWEST 1815 NW 189TH PLACE, SUITE 2090 BEAVERTON, OR 97008 PHONE: (503) 848-2127 FAX: (503) 848-2179 SURVEYING, Inc.
JOB NUMBER:	007	
DRAWN BY:	SFF	
APPROVED BY:	CAS	
DRAWING NUMBER:	007 PLAT	