

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works/ Development Engineering

DATE: July 28, 2015

REQUESTED ACTION: Final Plat Consent Agenda for Koles Landing PUD Phase 2

BOCC COUNTY MANAGER HEARING

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

Transmitted for acceptance by the Board is the plat of Koles Landing PUD Phase 2
FLD2008-00003 PLD2006-00038

Zoning: R1-6 Single Family Residential in a Planned Unit Development (PUD) **Lot Size:** The minimum and maximum average lot area standards are 6,000 and 8,500 square feet, respectively. Residential Density for PUDs, minimum 5.1 and maximum 7.26 dwelling units per acre. The development was approved to occur in two phases, Total of 20.75 acres into 105 lots and 8.89 acre open space/park/stormwater tract as a PUD. Post Decision (PST2011-00024) changed the development to three phases. **Actual Lot Size:** Parcels range in size from 2,720 and 5,269 square feet. **Exceptions:** None; **Project Start:** The application vested on October 28, 2006, the day the fully complete application was submitted. Pre-application conference was held November 22, 2005. Final order of conditional approval was August 30, 2006.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Green Meadows Neighborhood Association and property owners located within 300 feet of the site on April 28, 2006. One sign was posted on the site and two others within the vicinity on June 14, 2006. Notice of the likely SEPA Determination and public hearing was published in the Columbian newspaper on April 24, 2006.

MP
ok
N

PW15-063

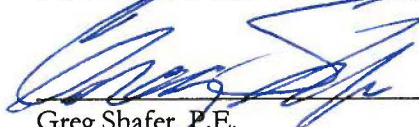
BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

PUBLIC WORKS APPROVALS:



 Greg Shafer, P.E.
 Development Engineering Manager



 Heath H. Henderson, PE
 Public Works Director/County Engineer

Attachments:

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

CC: Greg Shafer
 Dianna Nutt

APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: _____

SR #: _____

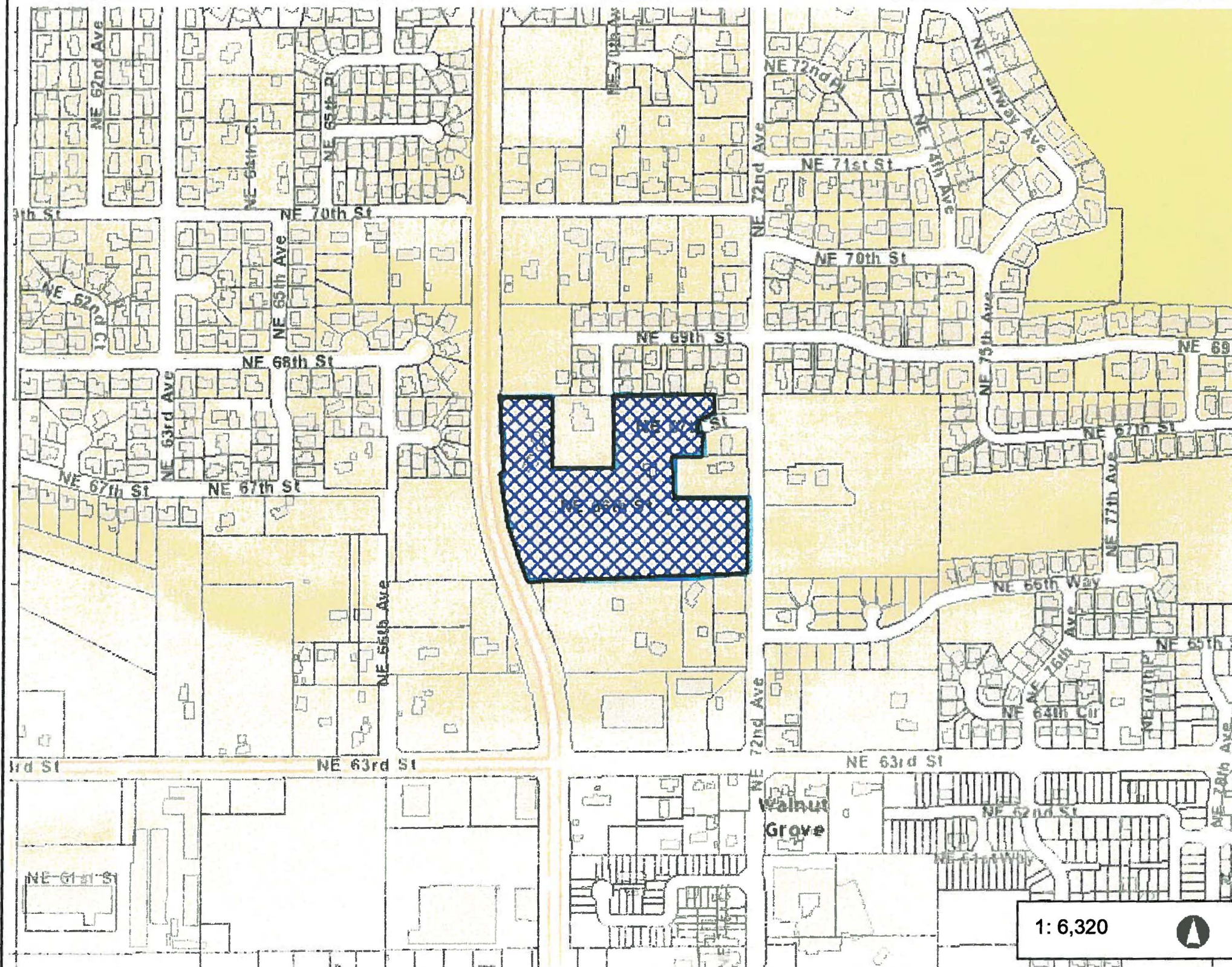
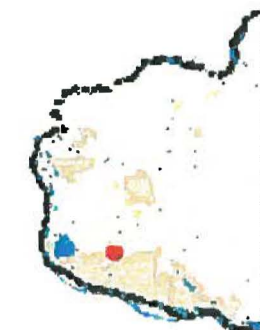
APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____

PW 15-063



ATTACHMENT A: KOLES LANDING PUD PHASE 2



Legend

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

Notes:

1: 6,320

1,053.3 0 526.66 1,053.3 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.

KOLES LANDING PUD PHASE 2

COUNTY PLANNING DIRECTOR

APPROVED BY _____
COUNTY PLANNING DIRECTOR

CLARK COUNTY PUBLIC WORKS

APPROVED BY _____
CLARK COUNTY ENGINEER

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS
KOLES LANDING PUD PHASE 2
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR

COUNTY AUDITOR

ATTESTED BY _____
COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2015.

AUDITORS FILE NO. _____ BOOK _____ PAGE _____

COUNTY COUNCILORS

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, COUNTY OF CLARK, STATE OF WASHINGTON, THIS _____ DAY OF _____, 2015.

CHAIR OF THE BOARD

ATTEST: _____
CLERK TO THE BOARD

CLARK COUNTY HEALTH DEPARTMENT

LOTS 47-95 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE REQUIRED.

12/17/14 *Carla C. Lundy, R.S.*
COUNTY HEALTH OFFICER

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

Bruce D. Towle
BRUCE D. TOWLE - PROFESSIONAL LAND SURVEYOR NO. 17686

CLARK COUNTY REQUIRED NOTES

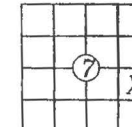
- IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPROVEMENT AND / OR FINES.
- EACH SINGLE-FAMILY LOT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS:
MINIMUM LOT AREA = 2,000.00 S.F.
MINIMUM LOT WIDTH = 20.00'
MINIMUM LOT DEPTH = 70.00'
FRONT YARD SETBACK (HOUSE) = 10.00'
FRONT YARD SETBACK (GARAGE) = 18.00'
STREET SIDE YARD = 8.00'
INTERIOR SIDE YARD = 3.00'; WITH BUILDING SEPARATION, EAVES AND GUTTERS 6.00'
REAR YARD SETBACK = A. 15.00' FOR LOTS 50-57; B. 5.00' FOR ALL OTHER LOTS.
MINIMUM LOT COVERAGE = 65 PERCENT
APPROXIMATE SIZE OF PROPOSED STRUCTURES = 1,700.00 S.F.
MAXIMUM BUILDING HEIGHT = 35.00' EXCEPT LOTS 50-57 = 29.00'
- LOTS 47-95 ARE BEING DEVELOPED IN PHASE 2.
- EVEN THOUGH SCIENTIFIC RESEARCH FINDINGS ARE NOT CONCLUSIVE REGARDING THE IMPACT OF ELECTROMAGNETIC FIELD ON HUMANS, THERE IS A 300.00' WIDE B.P.A. POWER LINE ALONG THE SOUTHERN SECTION OF THIS DEVELOPMENT SITE ADJACENT LOTS 67-70, 83, AND 90.
- MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS SUBDIVISION IN ACCORDANCE WITH CCC 40.260.130.
- PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR EACH LOT WITH THIS PLAT, DETACHED SIDEWALKS SHALL BE CONSTRUCTED ALONG THE LOT FRONTAGE.
- AN EASEMENT IS HEREBY GRANTED UNDER AND UPON THE EXTERIOR 6 FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH MINIMUM SIDEWALK REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR 6 FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- NO DIRECT ACCESS SHALL BE ALLOWED ONTO N.E. ANDRESEN ROAD AND N.E. 72ND AVENUE FROM THIS SITE.
- THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF WACOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING, AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF WACOUVER. THE CITY OF WACOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND CONSENT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF WACOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREIN.
- MONUMENTS SHOWN TO BE SET AFTER RECORDING OF THE PLAT ARE GUARANTEED TO BE SET BY A "DEVELOPER'S CERTIFICATE FOR POSTMONUMENTATION" FILED SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.
- DOWNSPOTS AND CRAWL SPACE DRAINS SHALL CONNECT INTO THE PUBLIC STORM SYSTEM IN THE STREET AND THEN DISCHARGE INTO THE PRIVATE STORM FACILITY. CONCENTRATED FLOW WILL NOT BE ALLOWED TO URUSH ONTO NEIGHBORING PROPERTIES.

RECEIVED

FEB 02 2015

CLARK COUNTY
Comm. Dev./Engineering Svcs.

A SUBDIVISION IN A PORTION OF LOT 3, S.P. 3-172 AND THE NE 1/4 SE 1/4 OF SEC. 7, T2N, R2E, W.M., CLARK COUNTY, WASHINGTON JANUARY 2015



LEGEND
(C.R.W.D.) CLARK REGIONAL WASTEWATER DISTRICT
(C.P.U.) CLARK PUBLIC UTILITIES
(H.O.A.) HOMEOWNER'S ASSOCIATION
● FOUND 1/2" IRON ROD "OLSON 9025" SET DURING THE PLAT OF SUNSHINE VIEW ESTATES



BASIS OF BEARINGS
ASSUMED BASED ON TRAVERSES BY OLSON ENGINEERING, INC. DURING THIS SURVEY, HELD A BEARING OF N 88°37'12" E FOR THE SOUTH LINE OF THE SE 1/4 OF SECTION 7.



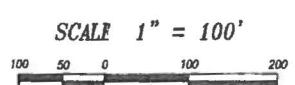
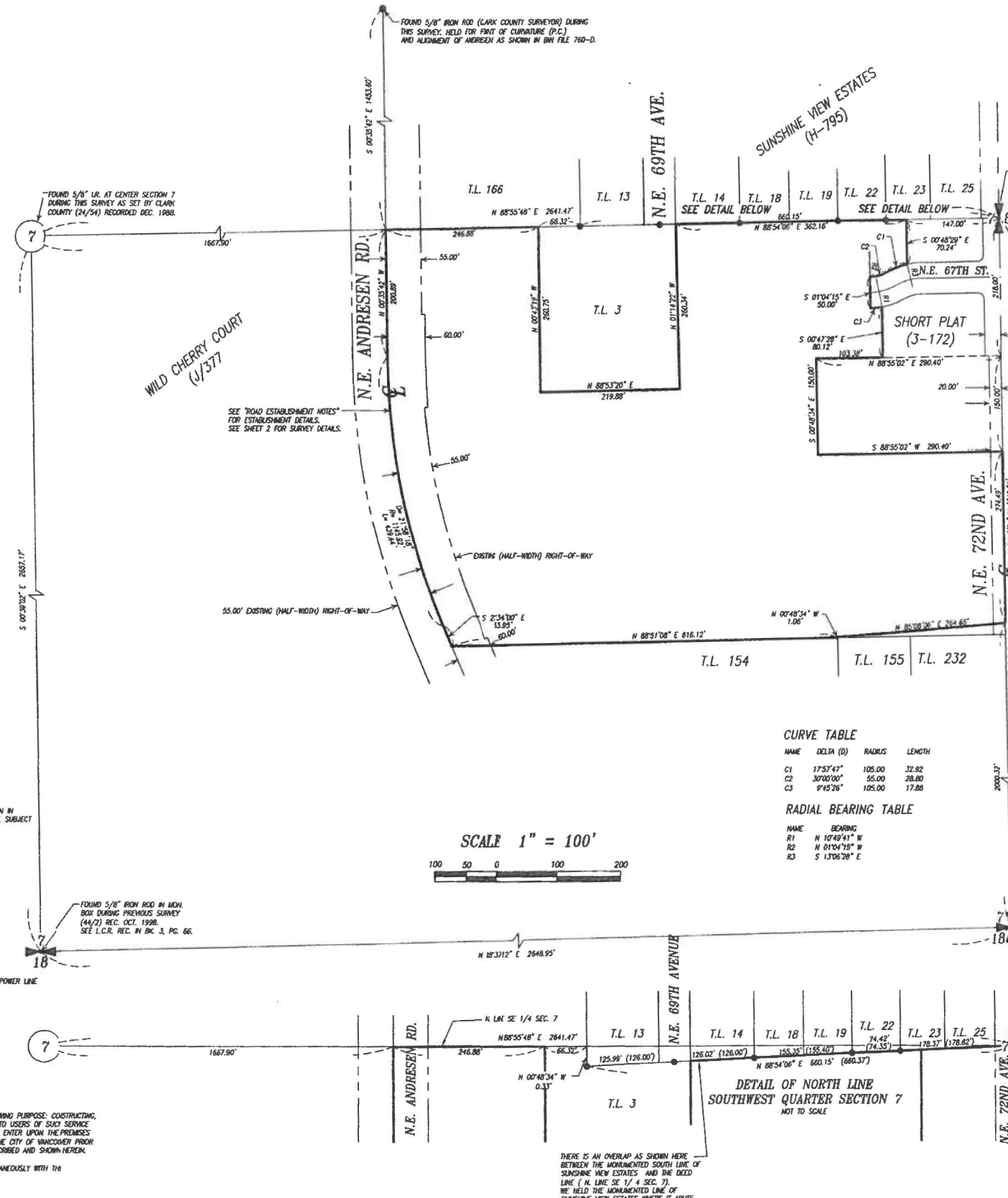
ROAD ESTABLISHMENT NOTES
N.E. 72ND AVENUE WAS ESTABLISHED AS JAGGY ROAD PER ROAD BOOK 4, PAGES 7-8, DATED SEPTEMBER 1893, AND THEREBY DECLARED A PUBLIC HIGHWAY (40' IN WIDTH) CENTERED ON THE SECTION LINE.
N.E. ANDRESEN ROAD WAS CONVEYED BY QUIT CLAIM A.F.# 565867 (ROSTEN TO CLARK COUNTY) ON FEB. 29, 1972 (WIDTH VARIES).

STREET DEDICATION
ALL STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

PROCEDURE
FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (1") AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

SURVEY REFERENCES
PLAT OF LAUREL HILLS ESTATES BY MANSTER AND GLAESER, INC. RECORDED IN BK. 311, PG. 276 (JUNE 2005).
AMENDED RECORD OF SURVEY BY CLARK COUNTY RECORDED IN BK. 53, PG. 114 (OCTOBER 2004).
PLAT OF HERON HILLS BY MANSTER AND GLAESER, INC. RECORDED IN BK. 310, PG. 636 (FEBRUARY 1990).
RECORD OF SURVEY BY OLSON ENGINEERING, INC. FOR ANDRESEN INVESTORS, LLC RECORDED IN BK. 44, PG. 2 (OCTOBER 1998).
PLAT OF WALNUT GROVE TERRACE BY HAGEDORN, INC. RECORDED IN BK. 4, PG. 461 (OCTOBER 1997).
SURVEYED SHORT PLAT BY HAGEDORN, INC. FOR DAN AND MARIE BELLWY RECORDED IN BK. 3, PG. 172 (JULY 1987).
PLAT OF WILD CHERRY COURT BY HAGEDORN, INC. RECORDED IN BK. 4, PG. 377 (FEBRUARY 1997).
RECORD OF SURVEY BY CLARK COUNTY FOR CLARK COUNTY DEPT. OF PUBLIC WORKS RECORDED IN BK. 36, PG. 80 (AUGUST 1994).
PLAT OF SUNSHINE VIEW ESTATES BY OLSON ENGINEERING, INC. RECORDED IN BK. 44, PG. 795 (DECEMBER 1992).

DEED REFERENCES
GRANTEE: GROSS FAMILY ENTERPRISES
GRANTEE: FIELSTONE CONSTRUCTION
A.F.#: 4276193
DATE: JANUARY 23, 2007
GRANTEE: DELBERT O. AND KATHLEEN M. SEELEY
GRANTEE: FIELSTONE CONSTRUCTION
A.F.#: 4276194
DATE: JANUARY 23, 2007
GRANTEE: DANIEL KELLY AND MARIE E. KELLY
GRANTEE: FIELSTONE CONSTRUCTION
A.F.#: 4276195
DATE: JANUARY 23, 2007
GRANTEE: FIELSTONE CONSTRUCTION, LLC
GRANTEE: GRANQUEST LIVING TRUST
A.F.#: 4362428 0
DATE: FEBRUARY 4, 2007



CURVE TABLE

NAME	DELTA (D)	RADIUS	LENGTH
C1	17°57'47"	105.00	32.92
C2	30°00'00"	55.00	28.80
C3	9°45'26"	105.00	17.88

RADIAL BEARING TABLE

NAME	BEARING
R1	N 10°49'41" W
R2	N 01°04'15" W
R3	S 13°06'26" E

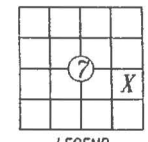
THERE IS AN OVERLAP AS SHOWN HERE BETWEEN THE MONUMENTED SOUTH LINE OF SUNSHINE VIEW ESTATES AND THE DEED LINE (N. LINE SE 1/4 SEC. 7). WE HELD THE MONUMENTED LINE OF SUNSHINE VIEW ESTATES WHERE IT ABUTS THIS PLAT.

mylar copy

KOLES LANDING PUD PHASE 2

A SUBDIVISION IN A PORTION OF
LOT 3, S.P. 3-172 AND THE
NE 1/4 SE 1/4 OF SEC. 7,
T2N, R2E, W.M.,
CLARK COUNTY, WASHINGTON
JANUARY 2015

RECEIVED
FEB 02 2015
CLARK COUNTY
Comm. Dev./Engineering Svcs.



- LEGEND**
- ⊙ 1/2" x 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
 - ⊙ 1/2" x 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER RECORDING OF PLAT
 - ⊙ SET 1/2" x 24" IRON ROD W/PLASTIC CAP (OLSON 9025) DURING PREVIOUS SURVEY PLAT OF SUNSHINE VIEW ESTATES (H-795) RECORDED DECEMBER 1982.
 - FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY (07/2008) UNLESS OTHERWISE NOTED
 - ⊕ BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) SET ON CURB AT A PROJECTION OF THE LOT LINE TO BE SET AFTER RECORDING OF THE PLAT (GOOD FOR LINE ONLY - NOT DISTANCE)
 - BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) SET ON TOP OF RETAINING WALL OR IN CONCRETE SIDEWALK
 - APPROPRIATE LOCATION OF DECOMMISSIONED WELL OR SEPTIC (H.O.A.) HOMEOWNERS ASSOCIATION
 - (CRWD) CLARK REGIONAL WASTEWATER DISTRICT
 - (COP) CITY OF VANCOUVER
 - (SF) SQUARE FEET

BASIS OF BEARINGS
ASSUMED BASED ON TRAVELER'S BY OLSON ENGINEERING, INC. DURING THIS SURVEY, HELD A BEARING OF N 88°37'12" E FOR THE SOUTH LINE OF THE SE 1/4 OF SECTION 7.

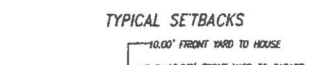
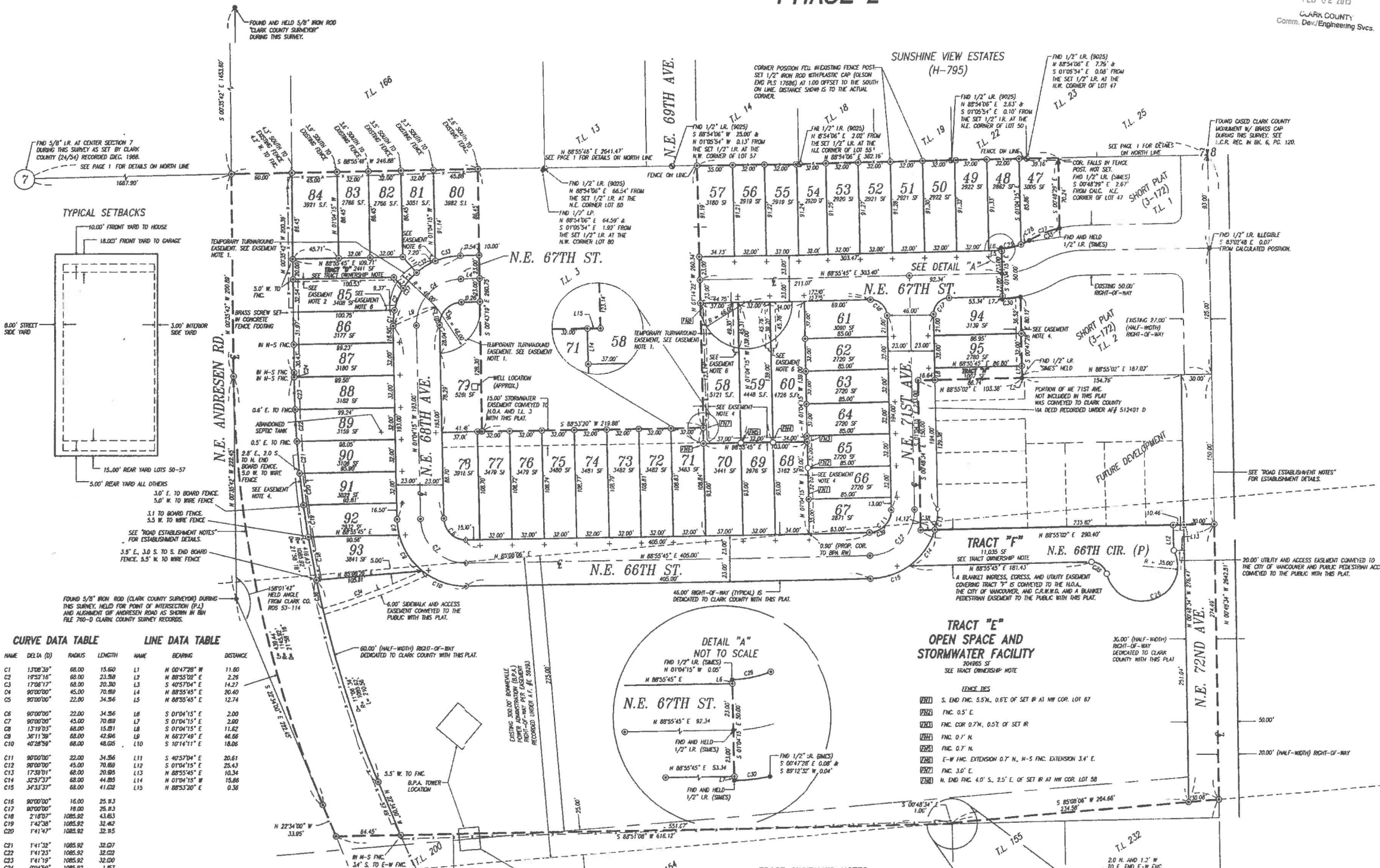


STREET DEDICATION
ALL STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

ROAD ESTABLISHMENT NOTES
N.E. 72ND AVENUE WAS ESTABLISHED AS AGGY ROAD PER ROAD BOOK 4, PAGES 7-8, DATED SEPTEMBER 1893, AND THEREBY DECLARED A PUBLIC HIGHWAY (40' W/ WIDTH) CENTERED ON THE SECTION LINE.
N.E. ANDRESEN ROAD WAS CONVEYED BY QUI CLAM A.T. # 596627 ROSTER TO CLARK COUNTY ON FEB. 29, 1972, WIDTH VARIES.

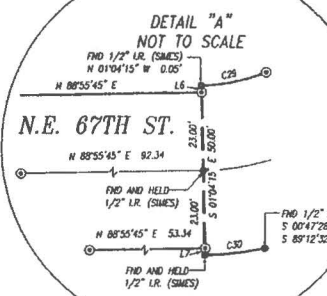
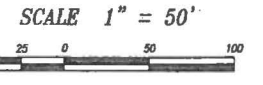
EASEMENT NOTES

- 1) TEMPORARY TURNAROUND EASEMENT CONVEYED TO CLARK COUNTY WITH THIS PLAT, TO BE AUTOMATICALLY EXTINGUISHED WHEN FUTURE DEVELOPMENT EXTENDS N.E. 67TH AVE. AS A PUBLICLY ACCEPTED STREET.
- 2) 2.50' SANITARY SEWER EASEMENT CONVEYED TO CRWD WITH THIS PLAT.
- 3) NOT USED.
- 4) 5.00' WALL EASEMENT CONVEYED TO H.O.A. WITH THIS PLAT.
- 5) NOT USED.
- 6) 5.00' WATER METER EASEMENT CONVEYED TO COP WITH THIS PLAT.



CURVE DATA TABLE

NAME	DELTA (D)	RADIUS	LENGTH	NAME	BEARING	DISTANCE
C1	137°08'39"	68.00	15.60	L1	N 00°47'28" W	11.00
C2	195°21'36"	68.00	23.28	L2	N 88°53'02" E	2.28
C3	170°08'17"	68.00	20.30	L3	S 40°57'04" E	14.27
C4	90°00'00"	45.00	70.89	L4	N 88°55'45" E	20.40
C5	90°00'00"	22.00	34.56	L5	N 88°55'45" E	12.74
C6	90°00'00"	22.00	34.56	L6	S 01°04'15" E	2.00
C7	90°00'00"	45.00	70.89	L7	S 01°04'15" E	2.00
C8	13°19'23"	68.00	15.81	L8	S 01°04'15" E	11.82
C9	36°11'30"	68.00	42.84	L9	N 88°55'45" E	46.68
C10	40°28'50"	68.00	48.05	L10	S 10°14'11" E	18.06
C11	90°00'00"	22.00	34.56	L11	S 40°57'04" E	20.61
C12	90°00'00"	45.00	70.89	L12	S 01°04'15" E	25.43
C13	17°30'01"	68.00	20.89	L13	N 88°55'45" E	10.34
C14	32°57'07"	68.00	44.89	L14	N 01°04'15" W	15.66
C15	34°33'37"	68.00	41.02	L15	N 88°53'20" E	0.38
C16	90°00'00"	16.00	25.83			
C17	90°00'00"	16.00	25.83			
C18	2°18'07"	1085.92	43.63			
C19	74°2'38"	1085.92	32.42			
C20	74°1'47"	1085.92	32.95			
C21	1°41'32"	1085.92	32.07			
C22	1°41'23"	1085.92	32.02			
C23	1°41'19"	1085.92	32.00			
C24	0°04'50"	1085.92	1.57			
C25	78°27'47"	15.00	20.54			
C26	18°52'04"	35.00	118.41			
C27	17°57'47"	105.00	32.92			
C28	8°30'01"	55.00	9.82			
C29	20°29'30"	55.00	19.68			
C30	0°45'30"	105.00	17.88			
C31	30°00'00"	80.00	41.89			
C32	18°28'31"	68.00	21.83			
C33	21°24'18"	68.00	25.40			
C34	08°46'48"	883.29	108.23			
C35	01°40'52"	105.00	3.08			
C37	90°00'00"	68.00	106.81			
C38	11°53'44"	68.00	8.39			
C39	47°30'41"	22.00	16.36			



TRACT "E" OPEN SPACE AND STORMWATER FACILITY
20495 SF
SEE TRACT OWNERSHIP NOTE

- FENCE LINES**
- [F1] S. END FNC. 5.5' W. OF SET P. AT NW COR. LOT 87
 - [F2] FNC. 0.5' E.
 - [F3] FNC. COR. 0.7' W. 0.5' E. OF SET R.
 - [F4] FNC. 0.7' N.
 - [F5] FNC. 0.7' N.
 - [F6] E-W FNC. EXTENSION 0.7' N., N-S FNC. EXTENSION 3.4' E.
 - [F7] FNC. 1.0' E.
 - [F8] N. END FNC. 4.0' S., 2.5' E. OF SET R. AT NW COR. LOT 58

TRACT OWNERSHIP NOTES

- 1) TRACT "E" IS CONVEYED TO THE HOMEOWNERS ASSOCIATION (H.O.A.) WITH THIS PLAT AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. IT IS FOR ACCESS/ EGRESS AND UTILITIES TO BENEFIT LOTS 82 - 84. IT IS ALSO COVERED BY A BLANKET EASEMENT GRANTED TO THE CITY OF VANCOUVER FOR WATER AND TO CR.W.M.D. FOR SANITARY SEWER WITH THIS PLAT.
- 2) TRACT "E" IS CONVEYED TO THE HOMEOWNERS ASSOCIATION (H.O.A.) WITH THIS PLAT AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. A BLANKET EASEMENT IS GRANTED TO CLARK COUNTY FOR ACCESS AND INSPECTION OF THE STORM WATER FACILITY.
- 3) TRACT "E" IS CONVEYED TO THE H.O.A. WITH THIS PLAT. IT WILL PROVIDE ACCESS TO FUTURE LOTS. IT IS TO BE MAINTAINED BY THE H.O.A. AS PROVIDED IN THE COVENANTS RECORDED WITH THIS PLAT. IT IS ALSO COVERED BY A BLANKET EASEMENT CONVEYED TO THE CITY OF VANCOUVER FOR WATER, CR.W.M.D. FOR SANITARY SEWER AND THE PUBLIC FOR PEDESTRIAN ACCESS.
- 4) TRACT "E" IS TO BE RETAINED BY THE DEVELOPER AND HELD AS UNDEVELOPED OPEN SPACE UNTIL SUCH TIME THAT IT IS COMBINED WITH ADDITIONAL PROPERTY VIA A FUTURE DEVELOPMENT OR OTHER LAND USE ACTION.

