

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - February 10, 2015

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 Meadows at 179th Subdivision FLD2014-00036 PLD2013-00018

Zoning: R-10; **Lot Size:** The minimum and maximum average lot area standards are 10,000 and 15,000 square feet, respectively. **Actual Lot Size:** Parcels range in size from 10,000 and 12,500 square feet which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on May 9, 2013. Pre-application conference was held May 9, 2013, Final order of conditional approval was March 12, 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 January 23, 2014, and property owners located within 300 feet of the site on January 23, 2014. One sign was posted on the subject property and two others within the vicinity on January 23, 2014. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" newspaper on January 23, 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.


Marty Snell
Community Development Director

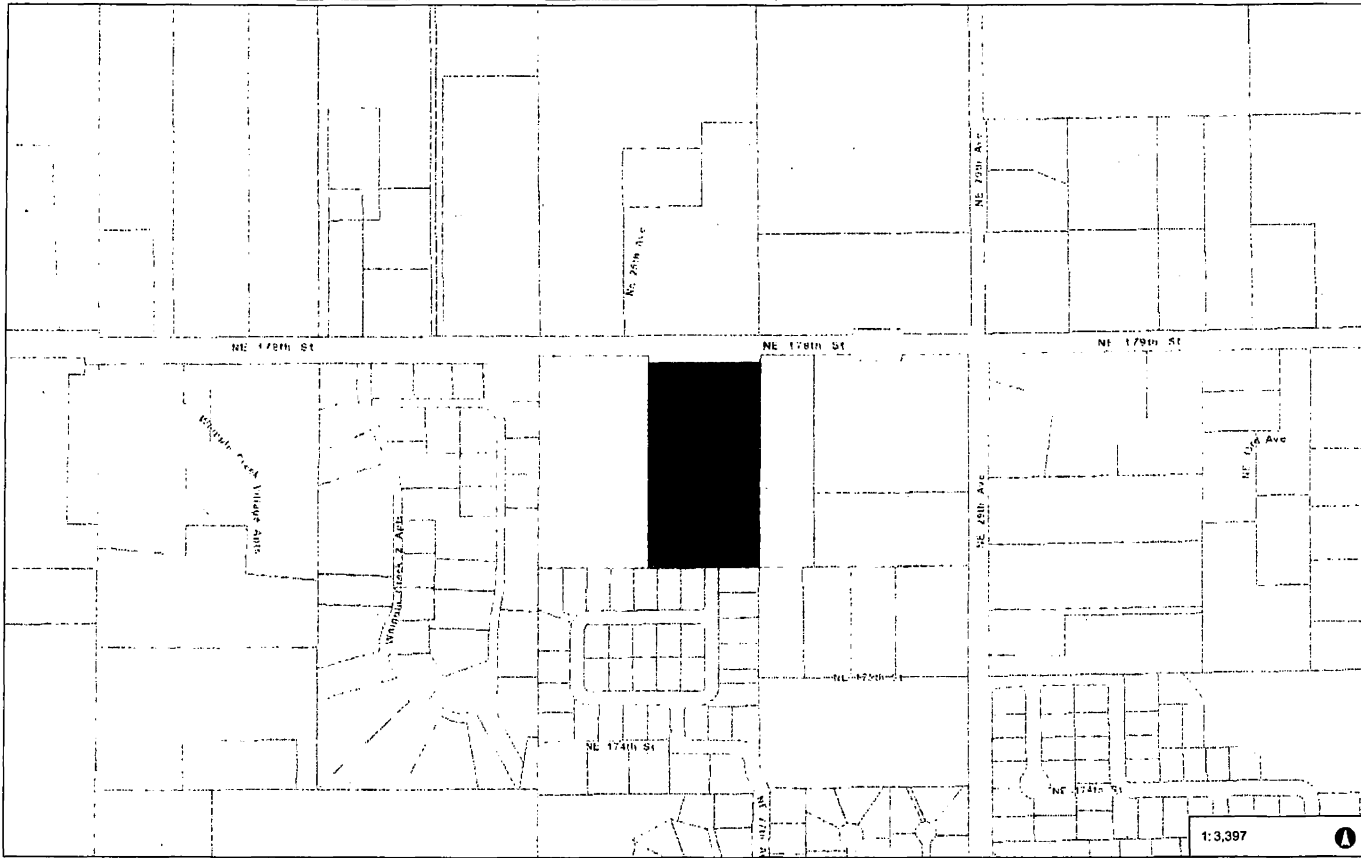
Approved: 
CLARK COUNTY
COUNCILORS

Feb. 10, 2015
SR 019-15





VICINITY MAP



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

Notes:

0.1 0 0.05 0.1 Miles

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

This map was generated by Clark County's "MapOnline" 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

1:3,397



PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 28TH AVE.
GAINES, WA 98027
(509) 624-0774

REQUIRED NOTES

THOSE TO BE REMOVED BY OCCUPANT PERMITS, EASEMENTS SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF ALL LOTS.

A. "AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE OTHERS 8 FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, OPERATION AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, LIGHT AND SANITARY FEEDER SERVICES. ALSO, A EASEMENT AS NECESSARY TO COMPLY WITH ALL ABOVE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTENSION 8 FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

C. "ALL RESIDENTIAL DRIVEWAY APPROACHES EXTERIOR PUBLIC ROADS SHALL COMPLY WITH CDD CHAPTER 40.205. NO LOT SHALL TAKE DIRECT ACCESS TO 161 179TH STREET.

D. "ROOF AND CRAWL SPACE DRAINS SHALL DISCHARGE TO NEIGHBORLY STREETS OR WATER TREATMENT FACILITIES. THESE STORMWATER SYSTEMS SHALL BE FINISHED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

E. "THE FOLLOWING PARTY(IES) IS (ARE) RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE SHARED PRIVATELY GRADED STORMWATER FACILITIES: HOMEOWNERS ASSOCIATION"

F. "MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THE PROPOSED SUBDIVISION."

G. "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE NEIGHBORLY SHALL PREVENTION IN CLATSOP AND CLATSOP COUNTY CONSERVATION DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS 2 VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES."

H. LOT 1 SHALL RECEIVE AN IMPACT FEE CREDIT

RELEVANT REFERENCES

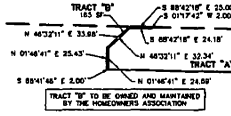
1. "VELVETED MEADOWS PHASE 1", BOOK 311, PAGE 731
2. UNIVERSITY PLACE, BOOK 3, PAGE 263
3. "WHEELER CREEK 2 CONDENSING PHASE 1", BOOK 310, PAGE 812

DEED REFERENCES

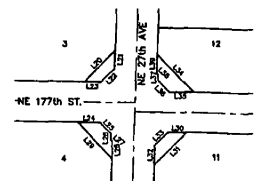
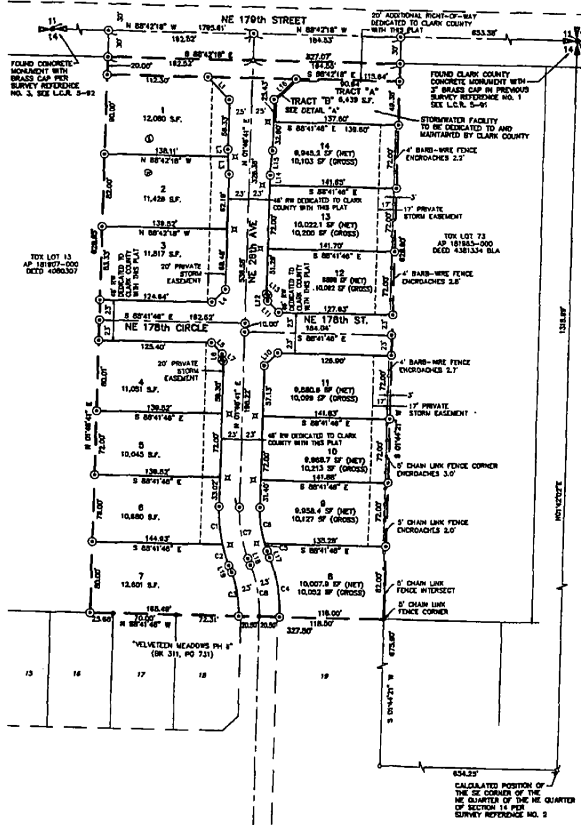
QUARTER 204, 18TH AND
QUARTER 204, 18TH AND
APRIL 27, 2003
DATED: 12-05-2010

LINE	LENGTH	BEARING
1	12.000	S 89°42'18" E
2	11.428	S 89°42'18" E
3	12.000	S 89°42'18" E
4	11.428	S 89°42'18" E
5	12.000	S 89°42'18" E
6	11.428	S 89°42'18" E
7	12.000	S 89°42'18" E
8	11.428	S 89°42'18" E
9	12.000	S 89°42'18" E
10	11.428	S 89°42'18" E
11	12.000	S 89°42'18" E
12	11.428	S 89°42'18" E
13	12.000	S 89°42'18" E
14	11.428	S 89°42'18" E
15	12.000	S 89°42'18" E
16	11.428	S 89°42'18" E
17	12.000	S 89°42'18" E
18	11.428	S 89°42'18" E
19	12.000	S 89°42'18" E
20	11.428	S 89°42'18" E

DEED #	TRACT #	LENGTH	BEARING	DATE	OWNER	ORDER	ORDER BEARING
1	11	12.000	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	1	S 89°42'18" E
2	12	11.428	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	2	S 89°42'18" E
3	13	12.000	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	3	S 89°42'18" E
4	14	11.428	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	4	S 89°42'18" E
5	15	12.000	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	5	S 89°42'18" E
6	16	11.428	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	6	S 89°42'18" E
7	17	12.000	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	7	S 89°42'18" E
8	18	11.428	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	8	S 89°42'18" E
9	19	12.000	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	9	S 89°42'18" E
10	20	11.428	S 89°42'18" E	12/05/10	WHEELER CREEK 2 CONDENSING PHASE 1	10	S 89°42'18" E



A FIELD TRANSIT WAS PERFORMED USING A ONE SECOND SINE WAVE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRANSIT MET THE USUAL STANDARDS FOR SURVEYS AS DESCRIBED IN WAC 310-07-010. ALL CORNERS NOTED AS FOUND WERE VISITED ON 12-02-13.

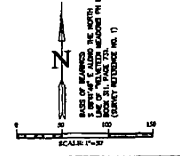


SITE DISTANCE EASEMENTS

LINE	LENGTH	BEARING
1	12.000	S 89°42'18" E
2	11.428	S 89°42'18" E
3	12.000	S 89°42'18" E
4	11.428	S 89°42'18" E
5	12.000	S 89°42'18" E
6	11.428	S 89°42'18" E
7	12.000	S 89°42'18" E
8	11.428	S 89°42'18" E
9	12.000	S 89°42'18" E
10	11.428	S 89°42'18" E
11	12.000	S 89°42'18" E
12	11.428	S 89°42'18" E
13	12.000	S 89°42'18" E
14	11.428	S 89°42'18" E
15	12.000	S 89°42'18" E
16	11.428	S 89°42'18" E
17	12.000	S 89°42'18" E
18	11.428	S 89°42'18" E
19	12.000	S 89°42'18" E
20	11.428	S 89°42'18" E



NOTE: IN THE EVENT OF THE LOSS OF THE ENCROACHED LINES OF EXISTING FENCE LINES, NET LOT AREA WILL STILL BE APPROX. LOT SIZE AND DIMENSION REQUIREMENTS. (SEE FINAL CHECK PRINTING 20-0-0-0-0)



"MEADOWS AT 179TH" SUBDIVISION
(PRELIMINARILY APPROVED AS "GREEN ACRES")

LOCATED IN THE
NE 1/4 OF THE NE 1/4
OF SECTION 14,
T.3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON
COUNTY PLANNING DIRECTOR

APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE

CLARK COUNTY AUDITOR
ATTORNEY AT LAW (COUNTY AUDITOR)

FILED FOR RECORD THIS DAY OF 2014
AUDITORS FILE NO. BOOK NO. OF PLATS, PAGE

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF S.C.W. 36.11.070, LAWS OF WASHINGTON, TO BE KNOWN AS "MEADOWS AT 179TH" IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR DATE

CLARK COUNTY COUNCILORS
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY CLERKS, CLARK COUNTY, WASHINGTON, THIS DAY OF 20

CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS

ATTORNEY AT LAW: CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

CLARK COUNTY ENGINEER DATE

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 11 THRU 20 ARE APPROVED AS APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEMS AS NECESSARY.
Condy P. Swada, P.E. 1/29/15
DISTRICT HEALTH OFFICER

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE CALCULATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KPF Surveying 1/29/15
FILE # 15200, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE

LEGEND

- INDICATES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC STAMPED "FEEDER #103" FOR SURVEY REFERENCE NO. 1
- INDICATES 1/2" x 3/4" IRON ROD WITH (FEEDER #103) CAP SET
- INDICATES CALCULATED POSITION
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INScribed "FEEDER #103" SET AT THE EXTENSION OF ALL LOT LINES IN THE CASE FOR THE PURPOSE OF LINE NOT DISTANCE.
- AP# INDICATES AUDITOR'S FILE NUMBER
- INDICATES LAND CORNER RECORD
- INDICATES RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT (as well as dimensions & scales)

DATE	12/03/13
SCALE	1"=20'
JOB NO.	14803
CHECKED BY	EPF
DRAWN BY	CLP
CHECKED BY	EPF
SHEET	1 OF 1

KPF
SURVEYING, INC.
1514 N.E. 28TH AVE. GAINES, WA 98027
509-624-0774 FAX 509-624-0333