

CLARK COUNTY STAFF REPORT



DEPARTMENT: Community Development

DATE: February 17, 2015

REQUEST: Approve and sign the final plat for Ashley Ridge Phase 2

CHECK ONE: X Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of Ashley Ridge Phase 2 (PLD2008-00057/FLD2014-00034)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site on December 5, 2008. One sign was posted on the subject property and two within the vicinity on January 28, 2009. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" Newspaper on December 5, 2008. A public hearing was held on February 12, 2009 which offered the public further opportunity to comment on the proposed development

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the plat of Ashley Ridge Phase 2.

Zoning	Minimum lot size	Maximum lot size
R1-20 (using density transfer)	Perimeter lots 18,000 sq. ft. Interior lots 4,500 useable sq. ft.	30,000 sq. ft.
	Actual minimum lot size	Actual maximum lot size
	Perimeter lots 18,000 sq. ft. Interior lots 6,900 sq. ft. useable sq. ft.	Perimeter lots 22,598 sq. ft. Interior lots 11,550 useable sq. ft.

PROJECT START DATE: November 5, 2008 (preliminary plat application)

DISTRIBUTION: Please forward a copy of the approved staff report to Community Development.



Marty Snell
Community Development Director

Approved: 

CLARK COUNTY
BOARD OF COMMISSIONERS

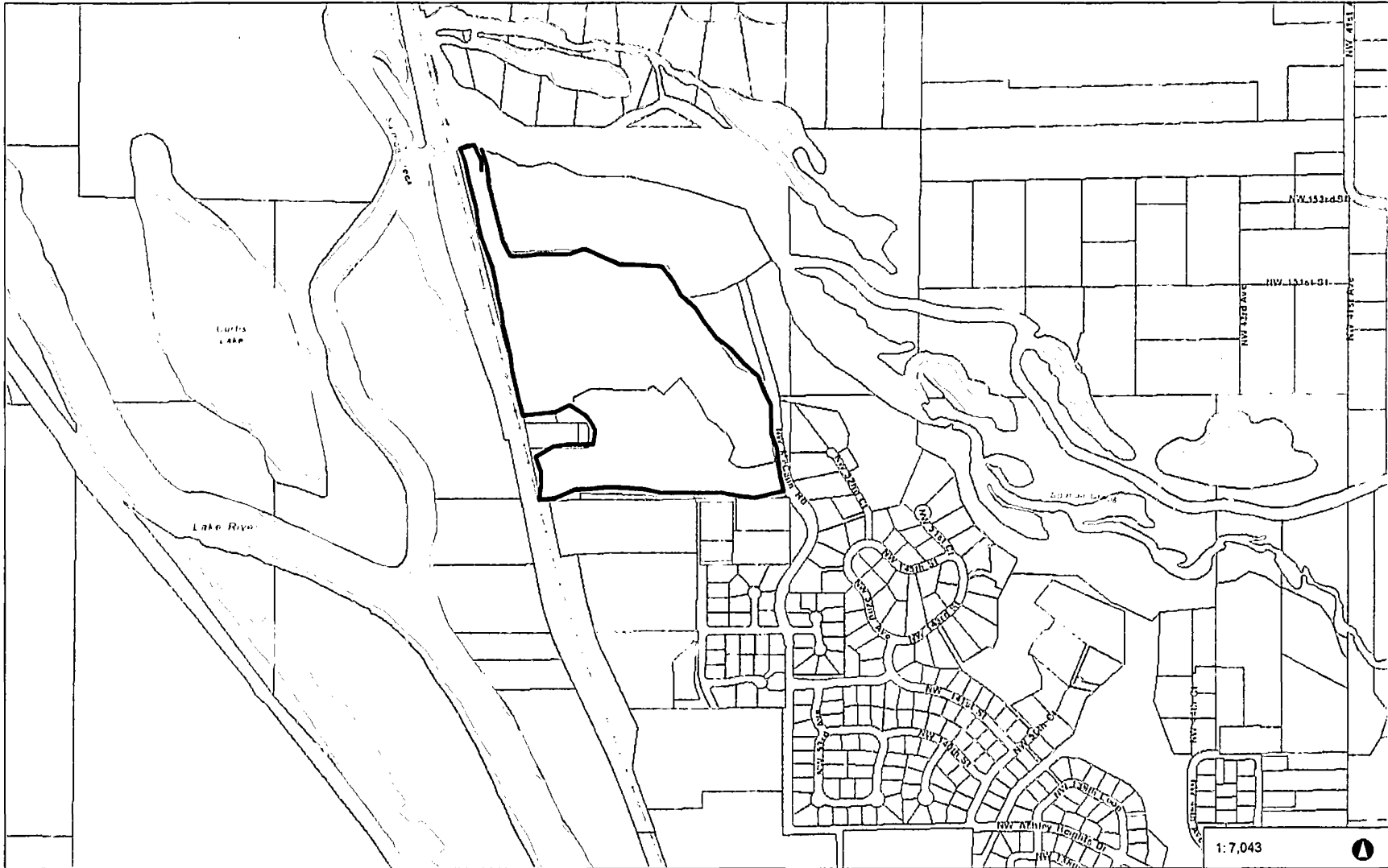
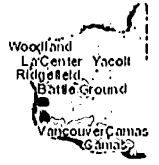
*Approved = Feb. 17, 2015
SR 024-15*

Attachments: A (Vicinity Map)
 B (Subdivision Map)

*MSR
OK
N*

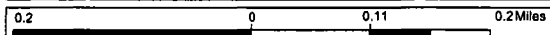


Attachment A Vicinity Map



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

Notes:



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

1:7,043

Exhibit B Plat Map

ASHLEY RIDGE PH.2

A SUBDIVISION IN A PORTION OF THE SILAS B CURTIS DLC IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SECTION 19 T. 3 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 5

JOB NO. 13-314 DATE: 01-08-15

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE: _____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 86.17.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ ASHLEY RIDGE PH.2 PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY COUNCILORS:

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

CLARK COUNTY ENGINEER:

ATTESTED BY: _____ CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Charles J. Denton
 CHARLES J. DENTON, PROFESSIONAL LAND SURVEYOR
 PLS # 37320 DATE: 01/07/15

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 38, 39, 73, ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

Carla C. Bowdler, RLS 1/8/15
 CARLA C. BOWDLER, RLS
 COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____ IN BOOK _____ OF PLATS, AT PAGE _____ AT THE REQUEST OF _____ ASHLEY RIDGE NORTH, LLC
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____



SCALE 1" = 120 FEET

THIS PLAT IS TO BE KEPT IN THE CLERK'S OFFICE AND A TRUE COPY OF THIS PLAT IS TO BE KEPT IN THE CLERK'S OFFICE AND A TRUE COPY OF THIS PLAT IS TO BE KEPT IN THE CLERK'S OFFICE.

PREPARED BY:
 WINTER AND GLAZIER
 SURVEYORS, INC.
 200 E. CUMBERLAND BLVD.
 VANCOUVER, WA, 98661
 (206) 941-3131

- 1) MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THE PROPOSED SUBDIVISION.
- 2) HOMEOWNERS SHOULD BE MADE AWARE OF THE WASTE WATER PLANT THAT IS LOCATED IN "N" CLOSE PROXIMITY TO THE SUBDIVISION.
- 3) IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERGOING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ANTHROPOLOGY 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.
- 4) NO UNAUTHORIZED CLEARING OF GRASS OR ASSOCIATED NATIVE UNDERSTORY VEGETATION SHALL TAKE PLACE DURING OR AFTER CONSTRUCTION.
- 5) PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL RESPECTIVE LOT FRONTAGES PURSUANT TO THE APPROVED CONSTRUCTION PLANS.
- 6) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- 7) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH COD 40.330.
- 8) THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STREETS AND SIDEWALKS: ASHLEY RIDGE HOMEOWNERS ASSOCIATION.
- 9) THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: ASHLEY RIDGE HOMEOWNERS ASSOCIATION.
- 10) THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED YEAR ROUND STORMWATER SYSTEMS: INDIVIDUAL LOT OWNERS.
- 11) TRACTS C & E ARE PRIVATE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE ASHLEY RIDGE HOMEOWNERS ASSOCIATION.
- 12) TRACTS D AND F ARE PRIVATE STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE ASHLEY RIDGE HOMEOWNERS ASSOCIATION.
- 13) TRACT G IS OPEN SPACE AND FOR FUTURE DEVELOPMENT.
- 14) LANDSCAPE FEATURES, RETAINING WALLS, FENCES, HARDSCAPE AND OTHER SIMILAR LOT IMPROVEMENTS ARE ALLOWED OVER AND ABOVE THE PRIVATE STORMWATER ELEMENTS SO LONG AS THEY DO NOT INTERFERE WITH THE FUNCTIONALITY OF THE STORM SYSTEM.
- 15) THE FOLLOWING BUILDING SETBACKS APPLY TO THE HOMES IN THIS DEVELOPMENT:
 FRONT: TWENTY (20) FEET
 SIDE AND REAR: FIVE (5) FEET
 STREET SIDE SETBACKS TO PEDESTRIAN ACCESS EASEMENTS SHALL BE A MINIMUM OF FIVE (5) FEET.
- 16) CLARK COUNTY HAS NO RESPONSIBILITY TO APPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ABUTTING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
- 16) THE PUBLIC WATER EASEMENTS SHOWN ON THIS PLAT INCLUDE A WATER UTILITY EASEMENT WHICH IS HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PORTION OF GRASS IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THERE UNDER PIPE LINES, AND/OR MARKS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRADE, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING, AND PROTECTING SUCH WATER LINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE IMPROVEMENT AND ACCESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.
- 18) THE FOLLOWING IMPACT FEES SHALL APPLY TO THE UNITS IN THIS DEVELOPMENT:
 \$1,112 PER DWELLING FOR SCHOOL IMPACT FEES (VANCOUVER SCHOOL DISTRICT)
 \$2,018 PER DWELLING FOR PARK IMPACT FEES (PARK DISTRICT #)
 \$1,818.65 PER DWELLING FOR TRAFFIC IMPACT FEES (HAZEL DELL #) (SUB-AREA)
 IF THE BUILDING PERMIT APPLICATION IS MADE MORE THAN THREE YEARS FOLLOWING THE DATE OF PRELIMINARY PLAN APPROVAL (02-25-2008), THE IMPACT FEES SHALL BE RECALCULATED ACCORDING TO THE THEN-CURRENT RATE.
- 19) A PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE PRIVATE ROAD TRACT, AS SHOWN ON THIS PLAT, IS GRANTED TO CLARK COUNTY, CLARK METROPOLITAN WATERWATER DISTRICT AND CLARK PUBLIC UTILITIES, FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF THE PUBLIC UTILITIES CONTAINED WITHIN SAID TRACT.

LEGEND:

- INDICATES HELD MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH "NENTON 37633" CAP SET
- INDICATES ROCK NAIL WITH BRASS WASHER INCORPORATED "PLS 37320"
- INDICATES CALCULATED POSITION, NOTHING SET
- [XXX] INDICATES RECORDED DISTANCE PER SURVEY REFERENCE #1

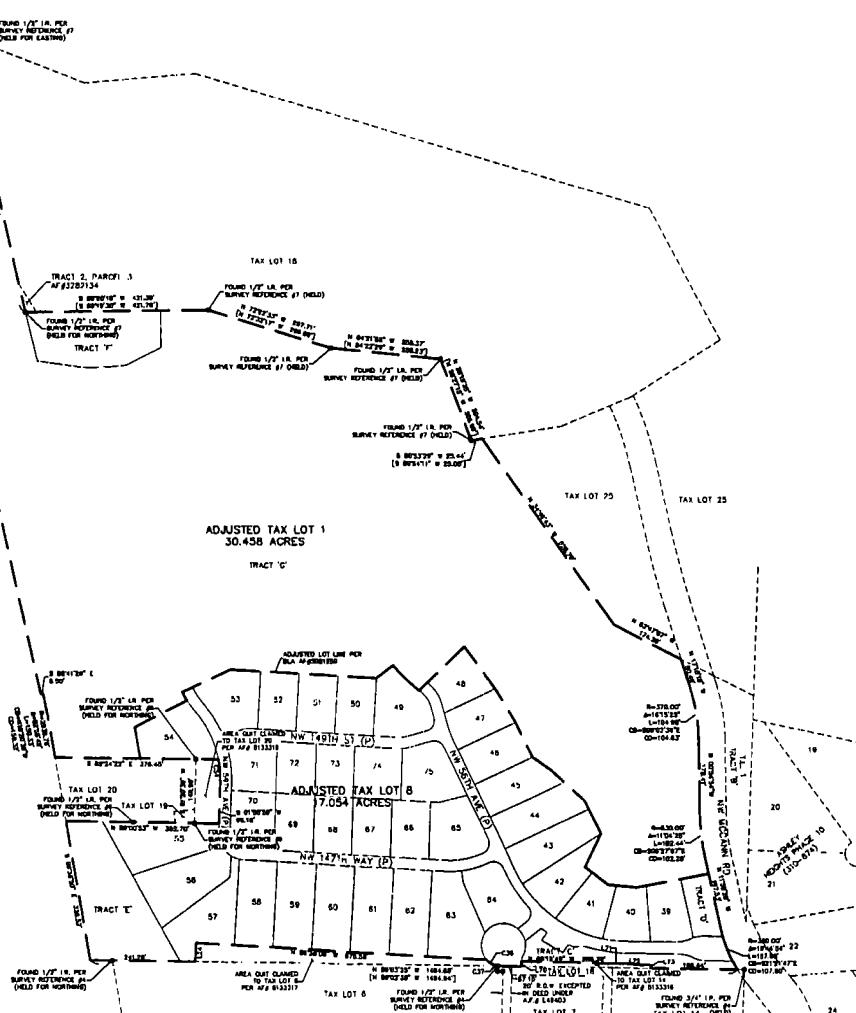
SURVEY REFERENCES:

- 1) MUDRAY & BROWNE SURVEY BOOK 08, PAGE 141
- 2) ASHLEY RIDGE PHASE B SUBDIVISION BOOK 4, PAGE 532
- 3) ASHLEY RIDGE PHASE 1 SUBDIVISION BOOK 310, PAGE 674
- 4) HAZEDORN SURVEY BOOK 18, PAGE 78
- 5) HAZEDORN SURVEY BOOK 32, PAGE 68
- 6) CLARK SURVEY BOOK 4, PAGE 111
- 7) GLAZIER SURVEY BOOK 40, PAGE 37
- 8) ASHLEY RIDGE SUBDIVISION BOOK 311, PAGE 711

DEED REFERENCE:

TAX LOT 1
 GRANTEE: ROBERT LEE DELANDY, JR & TAWN DELANDY
 GRANTEE: ASHLEY RIDGE NORTH, LLC
 APN: 4889888
 DATE: 08/17/2012

TAX LOT 8
 GRANTEE: ROBERT LEE DELANDY, JR & TAWN DELANDY
 GRANTEE: ASHLEY RIDGE NORTH, LLC
 APN: 4889700
 DATE: 09/12/2012



WINTER AND GLAZIER SURVEYORS, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNRECORDED TITLE SUCH AS ADVERSE POSSESSION, ACCUMULATION, ETC. ETC.
 A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 352-100-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08/28/14.

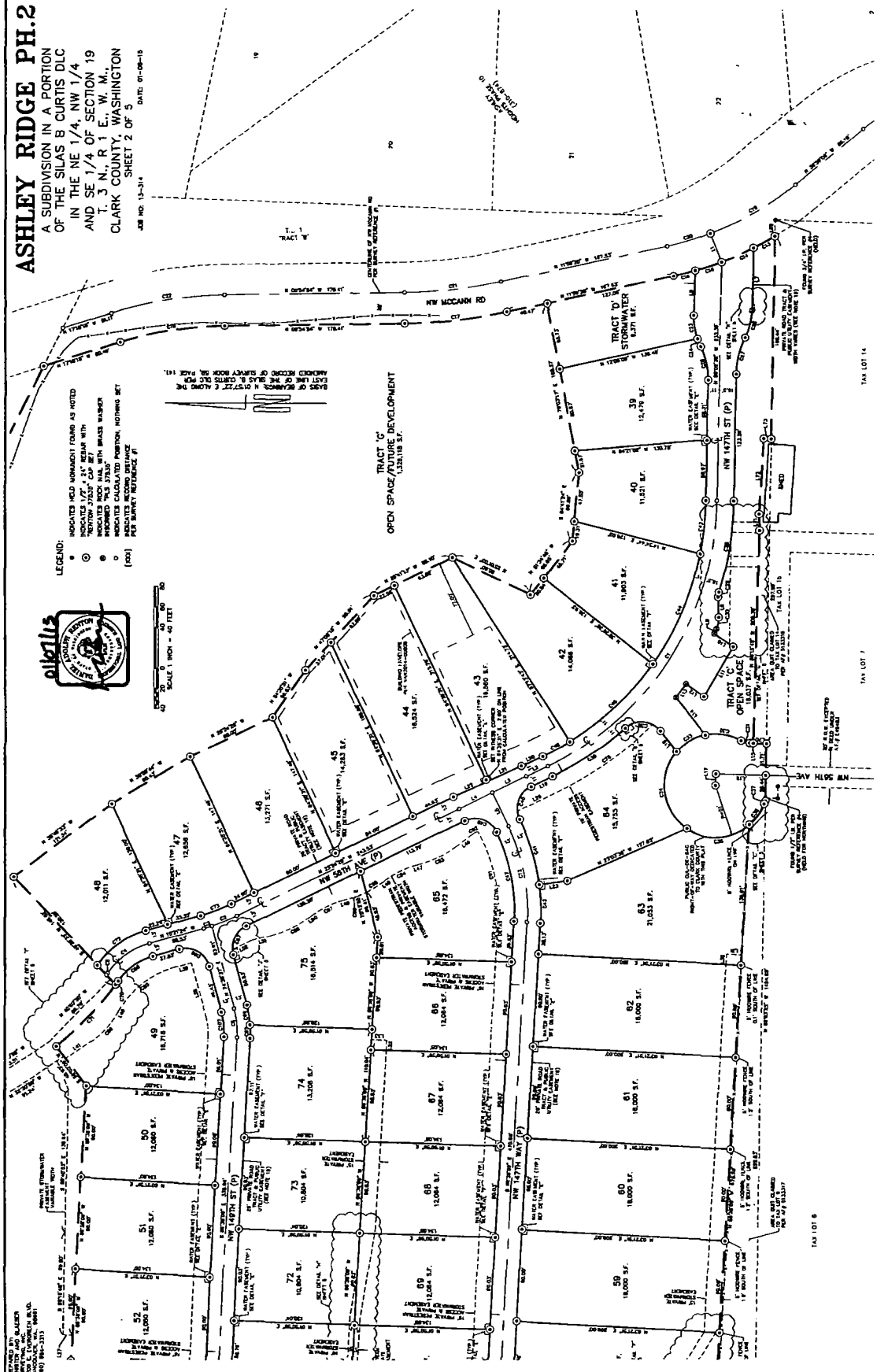
ASHLEY RIDGE PH.2

A SUBDIVISION IN A PORTION
 OF THE SILAS B. CURTIS DLC
 IN THE NE 1/4, NW 1/4
 AND SE 1/4 OF SECTION 19
 T. 3 N., R. 1 E., W. M.,
 CLARK COUNTY, WASHINGTON
 SHEET 2 OF 5
 JOB NO. 13-314 DATE: 01-08-15

- LEGEND:
- INDICATES MID-MONUMENT FOUND AS NOTED
 - INDICATES END-MONUMENT FOUND AS NOTED
 - INDICATES MONUMENT WITH SURVEY DATA
 - INDICATES MONUMENT WITH SURVEY DATA AND BEARING
 - INDICATES CALCULATED POSITION, NOTHING SET
 - INDICATES MONUMENT POSITION, NOTHING SET
 - (XXX)



SCALE 1" = 40' FEET



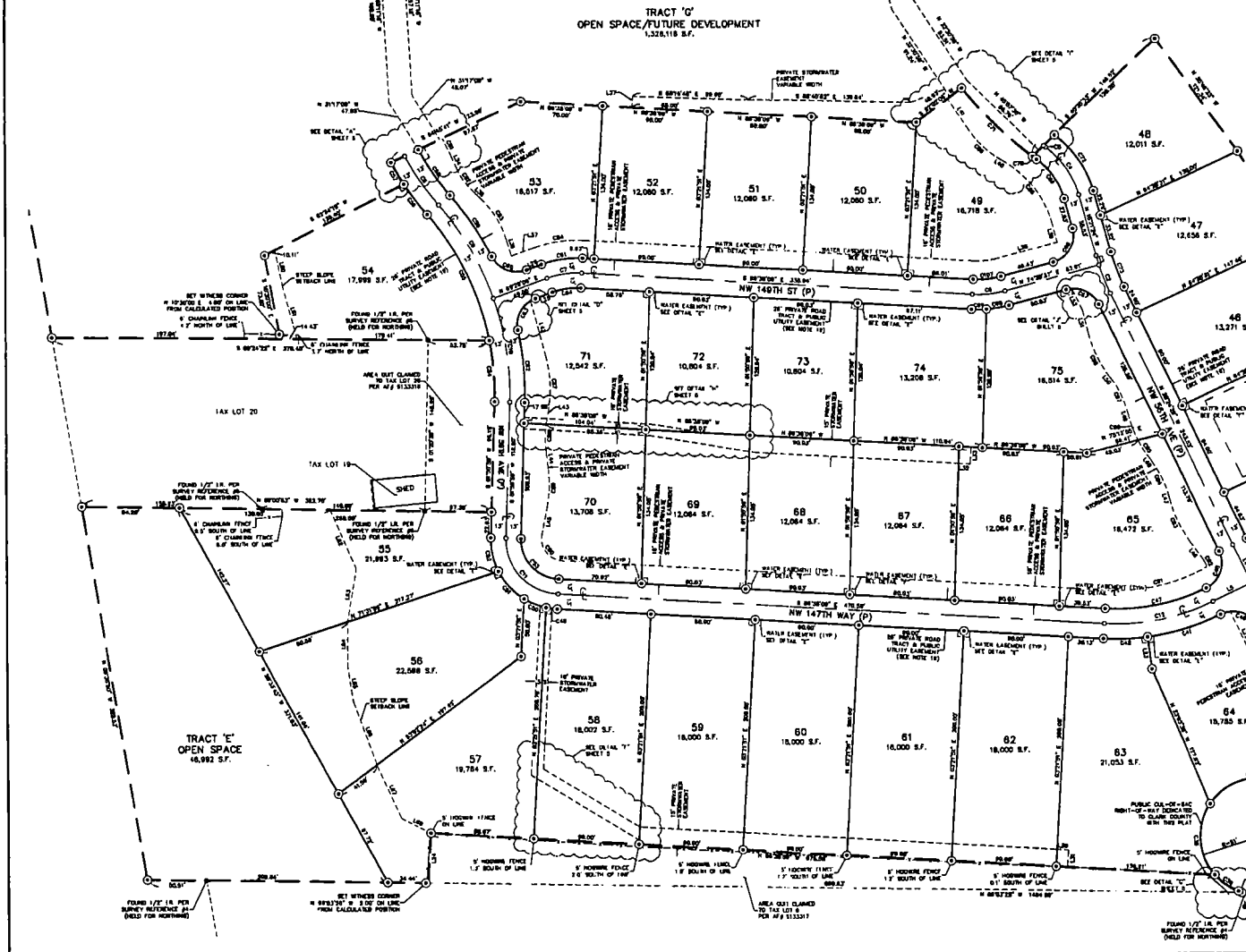
PREPARED BY: ALBERTUS G. BAKER
 2200 W. BROADWAY, SUITE 100
 CLARK COUNTY, WA 98401
 PHONE: 360-422-1231
 FAX: 360-422-1232

DATE: 01-08-15

PREPARED BY:
 SPINSTER AND BLACKER
 SURVEYORS, INC.
 2308 E. CUMBERGREN BLVD.
 WASHINGTON, WA, 98001
 (206) 894-3313

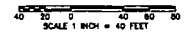
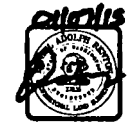
ASHLEY RIDGE PH.2

A SUBDIVISION IN A PORTION
 OF THE SILAS B CURTIS LDC
 IN THE NE 1/4, NW 1/4
 AND SE 1/4 OF SECTION 19
 T. 3 N., R 1 E., W. M.,
 CLARK COUNTY, WASHINGTON
 SHEET 3 OF 5
 JOB NO: 13-314 DATE: 01-08-13



- LEGEND:
- INDICATES HELD MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 2" REBAR WITH "RENTON 37535" CAP SET
 - ⊙ INDICATES ROCK NAIL WITH BRASS WASHER INCORPORATED "M.S. 37535"
 - ⊙ INDICATES CALCULATED POSITION, NOTHING SET
 - {XXX} INDICATES RECORD DISTANCE, NOTHING SET PER SURVEY REFERENCE (P)

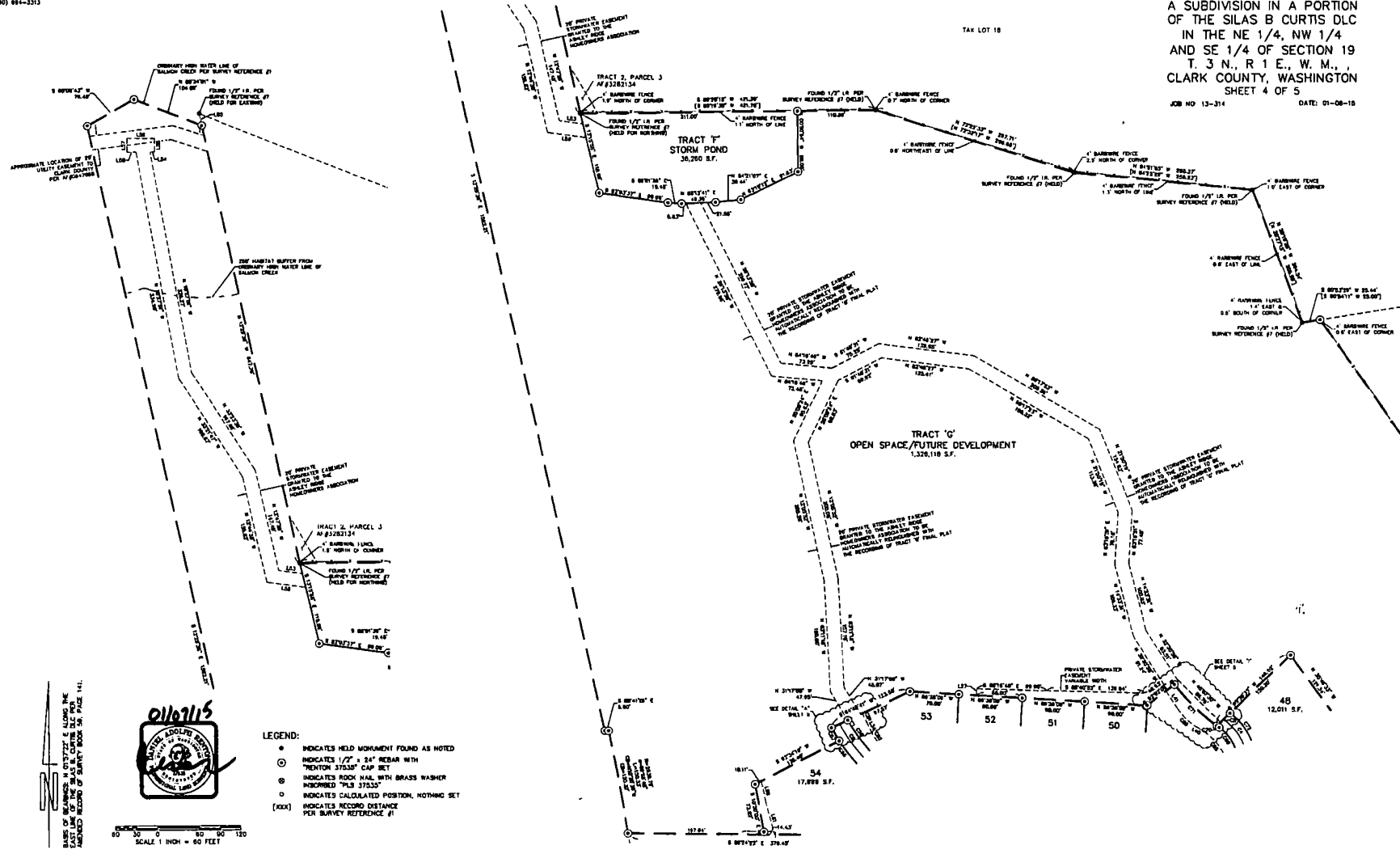
BASED ON SURVEY OF THE NE 1/4, NW 1/4 AND SE 1/4 OF SECTION 19, T. 3 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON, AS SHOWN ON SURVEY MAP NO. 141, DATED 01-08-13.



PREPARED BY:
 WRITERS AND DRAFTERS
 SURVIVORS, INC.
 3700 E. HITCHCOCK BLVD.
 VANDERBILT, WA, 99881
 (509) 894-3212

ASHLEY RIDGE PH.2

A SUBDIVISION IN A PORTION
 OF THE SILAS B CURTIS DCL
 IN THE NE 1/4, NW 1/4
 AND SE 1/4 OF SECTION 19
 T. 3 N., R 1 E., W. M.,
 CLARK COUNTY, WASHINGTON
 SHEET 4 OF 5
 JOB NO 13-314 DATE: 01-08-10



- LEGEND:**
- INDICATES FIELD MONUMENT FOUND AS NOTED
 - ⊕ INDICATES 1/2" x 3/4" REBAR WITH "NEXTON 37535" CAP SET
 - ⊙ INDICATES ROD NAIL WITH BRASS WASHER INCORPORATED "PLS 37535"
 - ⊖ INDICATES CALCULATED POSITION, NOTHING SET
 - (XXX) INDICATES RECORD DISTANCE PER SURVEY REFERENCE #1



SCALE 1 INCH = 60 FEET

