

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** April 7, 2015

**REQUEST:** Approve and sign the final plat for FLD2014-00044 Cosgrove Short Plat

**CHECK ONE:**                      X   Consent                           CAO

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of Sanchez Short Plat (PLD2012-00007/FLD2014-00044)

**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 October 22, 2011.

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS**

Yes (see attached form)                     No

**ACTION REQUESTED:** It is recommended the Board approve the plat of Cosgrove Short Plat.

Zoning	Minimum lot size for R1-10 zone	Maximum lot size for R1-10
R1-10	10,000 square feet	15,000 square feet
	<b>Actual lot size minimum</b>	<b>Actual lot size maximum</b>
	10,367 square feet	10,542 square feet

**PROJECT START DATE:** October 4, 2012 (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

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

APRIL 7, 2015  
 SR 001-15



*mgs  
OK  
N*

LINE	LENGTH	BEARING
L1	3.20	S02°24'13"V
L2	4.43	S89°34'09"E
L3	13.93	S89°34'09"E
L4	19.04	N49°37'43"V
L5	47.22	S00°52'38"V
L6	26.78	N63°33'04"E
L7	47.01	N00°52'38"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	282.88	27.87	5°38'42"	27.86	N12°22'43"W
C2	192.88	54.13	10°04'42"	53.95	S07°09'43"E
C3	255.88	56.92	12°44'45"	56.80	N08°49'41"W
C4	219.88	61.70	16°04'42"	61.50	S07°09'43"E

FOUND BOXED CONCRETE MONUMENT WITH 3-1/2" BRASS CAP SEE LCR BOOK 3, PAGE 62

**SURVEY REFERENCES**  
 1) LAWSON SURVEY BOOK 31, PAGE 5  
 2) "MANNING PARK" VOL. "1", PAGE 668  
 3) "STONEY WST" VOL. "2", PAGE 010

**DEED REFERENCE:**  
 GRANTEE: HORNWOOD PACIFIC HOMES LLC.  
 GRANTEE: RICHARD ARBELL  
 #F NO. 2085225  
 DATED: 07-02-2014

**NOTES:**  
 1. TRACT "A" IS A 1,330 SQUARE FOOT PUBLIC STORMWATER FACILITY DEDICATED TO CLARK COUNTY.  
 2. VARYING WIDTH ADDITIONAL RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.  
 3. 30' ADDITIONAL RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

**LEGEND**

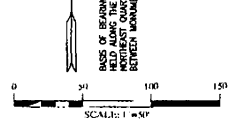
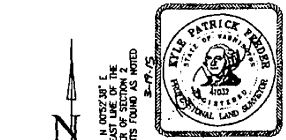
- ⊙ 5/8" X 24" IRON ROD WITH (FEEDER 41032) CAP SET
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES CALCULATED POINT
- ( ) RECORD DISTANCE
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
- INDICATES BOUNDARY
- INDICATES LOT LINE
- INDICATES RIGHT-OF-WAY LINE
- INDICATES CENTERLINE
- INDICATES FENCE LINE

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, EJECTMENT, ETC.  
 A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-08-15

**REQUIRED NOTES:**

- A. THE PROPOSED HOUSING DEVELOPMENT ON EACH LOT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IN TABLE 40.220.010-1 AND TABLE 40.220.010-3 AS THOSE STANDARDS RELATE TO THE AVERAGE MINIMUM LOT WIDTH, AVERAGE MINIMUM LOT DEPTH, FRONT YARD SETBACK, INTERIOR SIDE YARD SETBACK, SIDE STREET SETBACK, REAR YARD SETBACK, LOT COVERAGE AND BUILDING HEIGHT; EXCEPT THAT THE AVERAGE MINIMUM LOT WIDTH (FOR EACH LOT) MAY BE VARIED AS INDICATED IN THE FOLLOWING TABLES:
- | LOT # | AVERAGE LOT WIDTH REQUIRED (IN FEET) | AVERAGE LOT WIDTH PROPOSED (IN FEET) | VARIANCE REQUESTED (IN FEET) | PERCENTAGE OF VARIANCE (%) |
|-------|--------------------------------------|--------------------------------------|------------------------------|----------------------------|
| 1     | 80                                   | 74.18                                | 5.82                         | 7.3                        |
| 2     | 80                                   | 74                                   | 6                            | 7.5                        |
| 3     | 80                                   | 74                                   | 6                            | 7.5                        |
| 4     | 80                                   | 74                                   | 6                            | 7.5                        |
| 5     | 80                                   | 74                                   | 6                            | 7.5                        |
| 6     | 80                                   | 76.68                                | 3.32                         | 4.4                        |
- B. MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF COD 50.020.130
- C. IF ANY CULTURAL RESOURCES AND/OR HISTORIC REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION BY 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.
- D. 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, MAINTENANCE, OPERATION AND MAINTENANCE OF UTILITY LINES, 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.
- E. ALL RECREATIONAL DRIVWAY APPROACHES ADJACENT PUBLIC ROADS ARE REQUIRED TO COMPLY WITH COD 40.130
- F. ROOF AND DRAIN SPACE DRAINS ARE TO DISCHARGE TO INDIVIDUAL PRIVATE FILTRATION SYSTEMS. THESE SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE SYSTEM IS LOCATED.

FOUND BOXED CONCRETE MONUMENT WITH 3-1/2" BRASS CAP SEE LCR BOOK 3, PAGE 65



**COSGROVE SHORT PLAT**

IN A PORTION OF THE  
 SE 1/4 OF THE NE 1/4  
 OF SECTION 2,  
 T. 2 N., R. 2 E., W. M.

CLARK COUNTY, WASHINGTON  
 TAX LOT 1 SERIAL NO. 154165-000  
 SHORT PLAT FILE NO. PLD2012-00007

**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 PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- LOTS IN THE 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 C. Dowler, RLS* 3/20/15  
 COUNTY HEALTH OFFICER  
 PUBLIC WORKS:

*[Signature]* 3/23/15  
 COUNTY ENGINEER  
 ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY COUNCILORS:

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

CHAIR OF THE BOARD OF COUNTY COUNCILORS \_\_\_\_\_  
 ATTESTED BY: \_\_\_\_\_ CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

COMMUNITY DEVELOPMENT:  
 APPROVED: *[Signature]* 3/12/15  
 PLANNING DIRECTOR

AUDITOR:  
 FILED FOR THE RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ BRUCE WARK

AUDITORS RECEIVING NO. \_\_\_\_\_  
 DEPUTY/COUNTY AUDITOR \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.  
*Kyle P. Feeder* 3-11-15  
 KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032

DATE: 3-19-15  
 SCALE: 1"=50'  
 JOB NO.: 14447  
 CALC BY: KPF  
 DRAWN BY: GJJ  
 CHECKED BY: KPF  
 SHEET 1 OF 1

**KPF**  
 SURVEYING, INC.  
 1514 N.E. 207TH AVE., CAMAS, WA 98607  
 360.834.0174 FAX 360.835.1155



# Vicinity Map



### Legend

- Building Footprints
- Taxlots
- County Outline
- County Outline
- Highway**
  - Interstate
  - State Route
  - Interstate Ramp
  - State Ramp
- Arterial**
  - Arterial
  - Forest Arterial
- Collector**
  - Minor
  - Forest
- Other**
  - Private, Other
  - Proposed
  - Unknown
- Stream Channels
- Major Waterbodies
- Rural Centers
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

752.9 0 376.47 752.9 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.

1: 4,518

