

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: February 2, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Scott's Short Plat
 Consent Hearing County Manager

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

The applicant is proposing to divide the subject property into two (2) single family residential lots containing approximately 5.17 acres and 5.09 acres each. The site is located in the R-5 zoning district with a minimum lot area of 5 acres. All existing improvements will be situated on the resulting Lot 1 (5.17 acres).

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

The proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, Neighborhood Advisory Council of Clark County (Note: This site is not located within the boundaries of a recognized neighborhood association), and property owners within 500 feet of the site on December 12, 2008.

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.

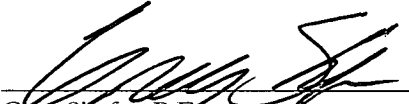


PW16-012

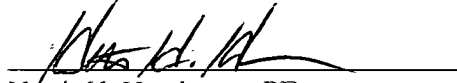
mjs
OK
N

DISTRIBUTION:


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



Greg Shafer, P.E.
Development Engineering Manager

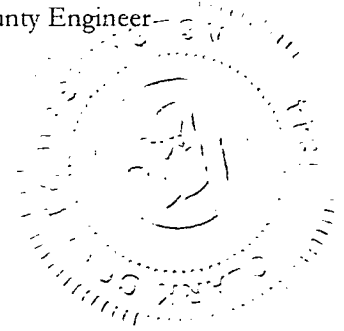


Heath H. Henderson, PE
Public Works Director/County Engineer



APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Feb. 2, 2016
SR# SR 023-16

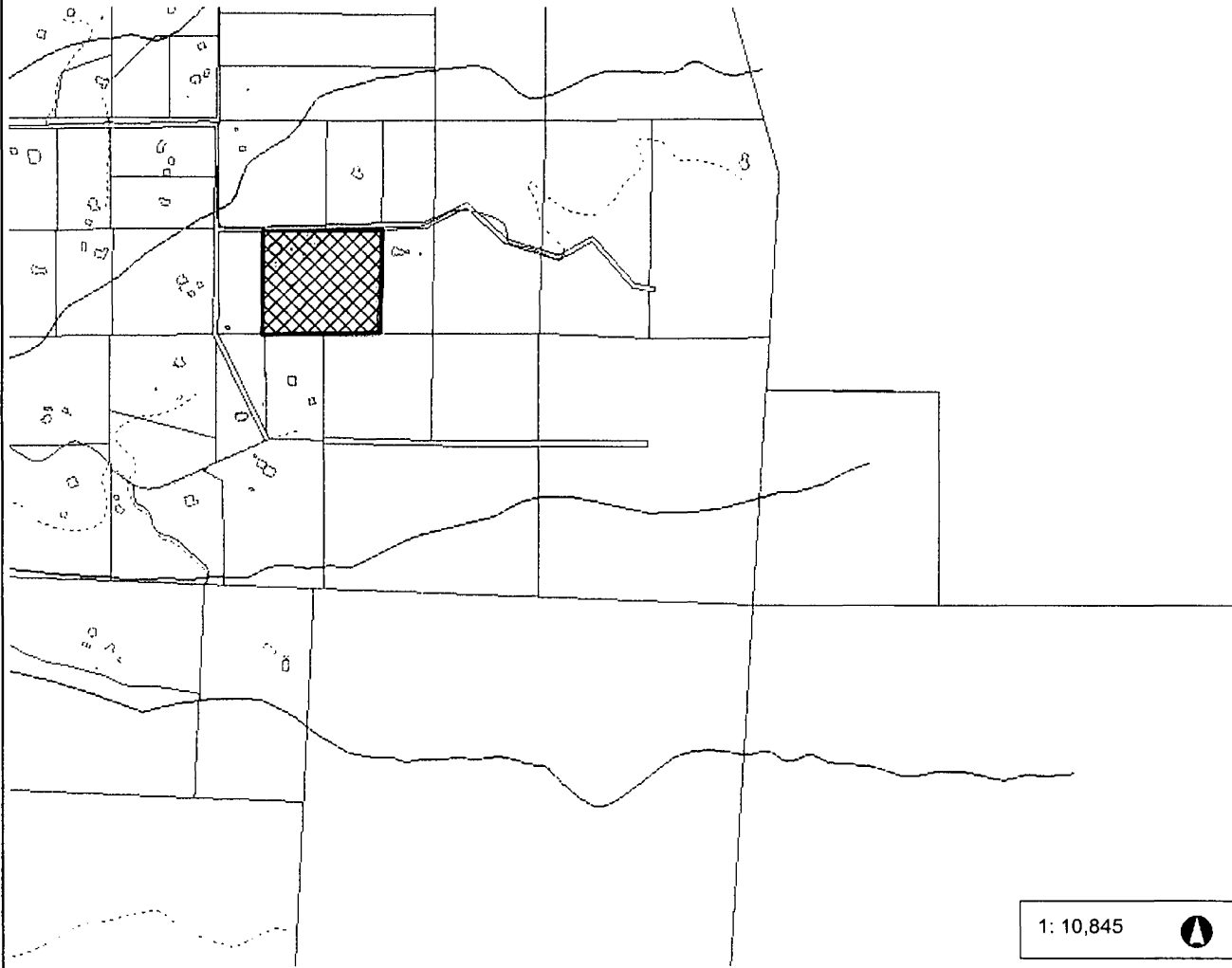
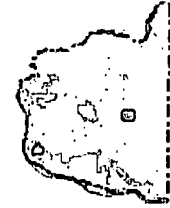


APPROVED: _____
Mark McCauley, Acting County Manager





DATE: _____



ATTACHMENT A: SCOTT'S SHORT PLAT



Legend

-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

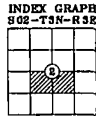
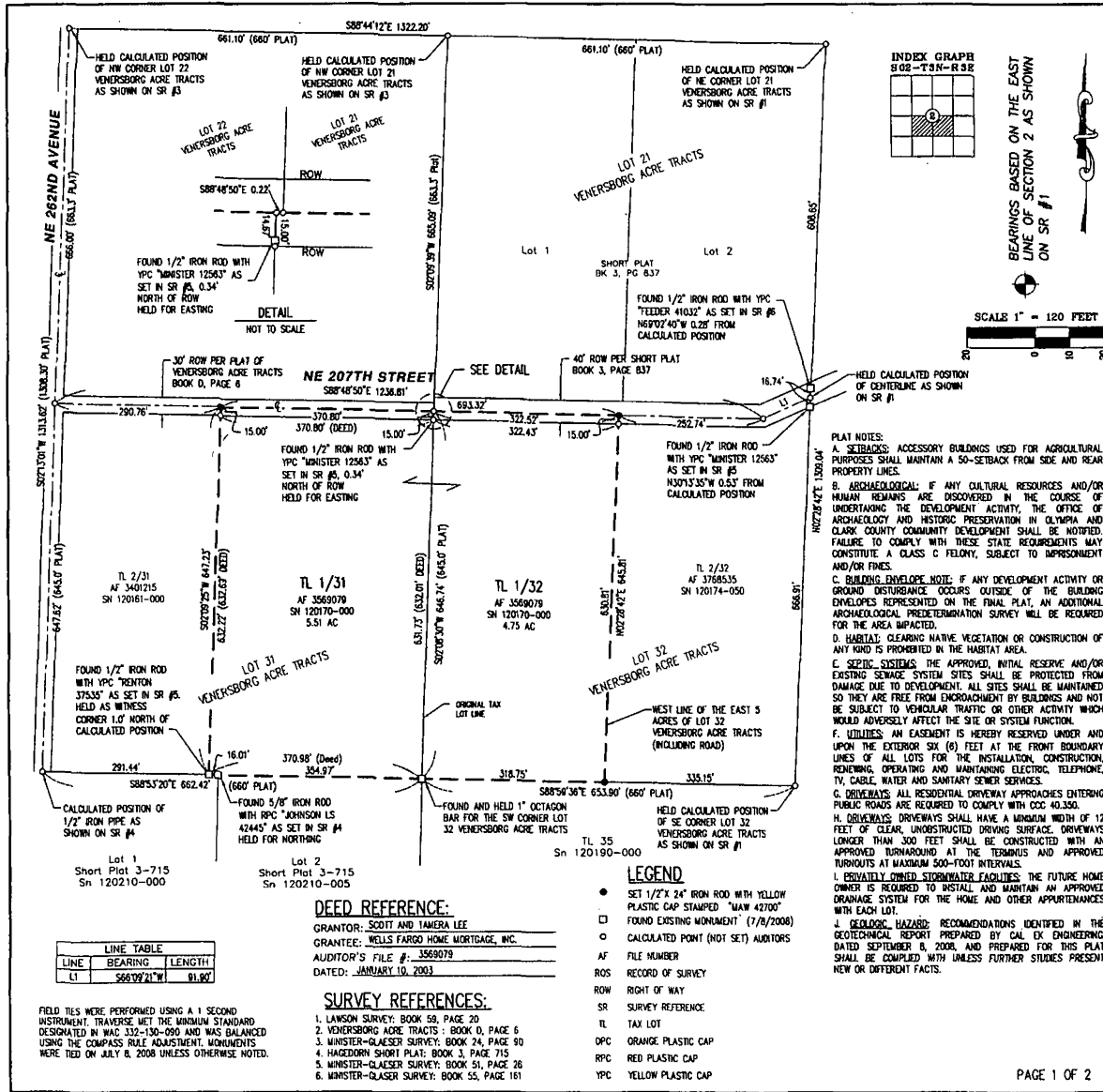
Notes:

1,807.6 0 903.78 1,807.6 Feet

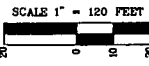


WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.



BEARINGS BASED ON THE EAST LINE OF SECTION 2 AS SHOWN ON SR #1



SHORT PLAT

A PORTION OF THE NE 1/4 OF THE SW 1/4 AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2 T3N, R3E, W.M., AND A PORTION OF BLOCK 1 OF LOTS 31 AND 32 OF VENERSBORG ACRE TRACTS. CLARK COUNTY, WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: COUNTY PLANNING DIRECTOR _____ DATE _____

COUNTY ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS SHORT PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY COUNCILORS

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

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS

APPROVED BY: DEPUTY CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS _____

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY: COUNTY ENGINEER _____ DATE _____

COUNTY HEALTH DEPARTMENT

THIS PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF SUBMITTANCE AND/OR PERMIT APPLICATION. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER _____ DATE _____

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2015, IN BOOK _____ OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF SCOTT LEE. AUDITOR'S FILE NUMBER _____ COUNTY AUDITOR _____

LAND SURVEYOR'S CERTIFICATE

I, MICHAEL A. WEISENBORG, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREIN CORRECTLY, AND LOT CORNERS AND STAKES ON THE GROUND ARE DEPICTED ON THE PLAT.
Michael A. Weisenborn 11-24-15
PROFESSIONAL LAND SURVEYOR #42700 DATE



DEED REFERENCE:

GRANTOR: SCOTT AND TAMARA LEE
GRANTEE: WELLS FARGO HOME MORTGAGE, INC.
AUDITOR'S FILE #: 3569079
DATED: JANUARY 10, 2003

SURVEY REFERENCES:


1. LAWSON SURVEY: BOOK 59, PAGE 20
2. VENERSBORG ACRE TRACTS : BOOK 0, PAGE 6
3. MINISTER-GLAESER SURVEY: BOOK 24, PAGE 90
4. HAGEDORN SHORT PLAT: BOOK 3, PAGE 715
5. MINISTER-GLAESER SURVEY: BOOK 51, PAGE 26
6. MINISTER-GLAESER SURVEY: BOOK 55, PAGE 161

LEGEND

- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LAW 42700"
- FOUND EXISTING MONUMENT (7/8/2008)
- CALCULATED POINT (NOT SET) AUTOMATS
- AF FILE NUMBER
- ROS RECORD OF SURVEY
- ROW RIGHT OF WAY
- SR SURVEY REFERENCE
- TL TAX LOT
- DPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

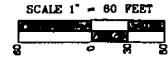
LINE	BEARING	LENGTH
LI	S86°09'21"W	91.90'

FIELD TIES WERE PERFORMED USING A 1 SECOND INSTRUMENT, TRAVERSE MET THE MINIMUM STANDARD DESCRIBED IN WAC 332-130-090 AND WAS BALANCED USING THE COMPASS RULE ADJUSTMENT. MONUMENTS WERE TIED ON JULY 8, 2008 UNLESS OTHERWISE NOTED.

JOB NAME: SCOTT_LEE_SP	AKS ENGINEERING AND FORESTRY, LLC 9500 NE 128TH AVE SUITE 2520 VANCOUVER, WA 98682 PHONE: 360.882.0419 FAX: 360.882.0425 www.aks-eng.com
JOB NUMBER: 4834	
DRAWN BY: SKW	
CHECKED BY: MAW	
DRAWING NO.: 4834_SHP_PC1	
ENGINEERING · PLANNING · SURVEYING FORESTRY · LANDSCAPE ARCHITECTURE	

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LEGEND

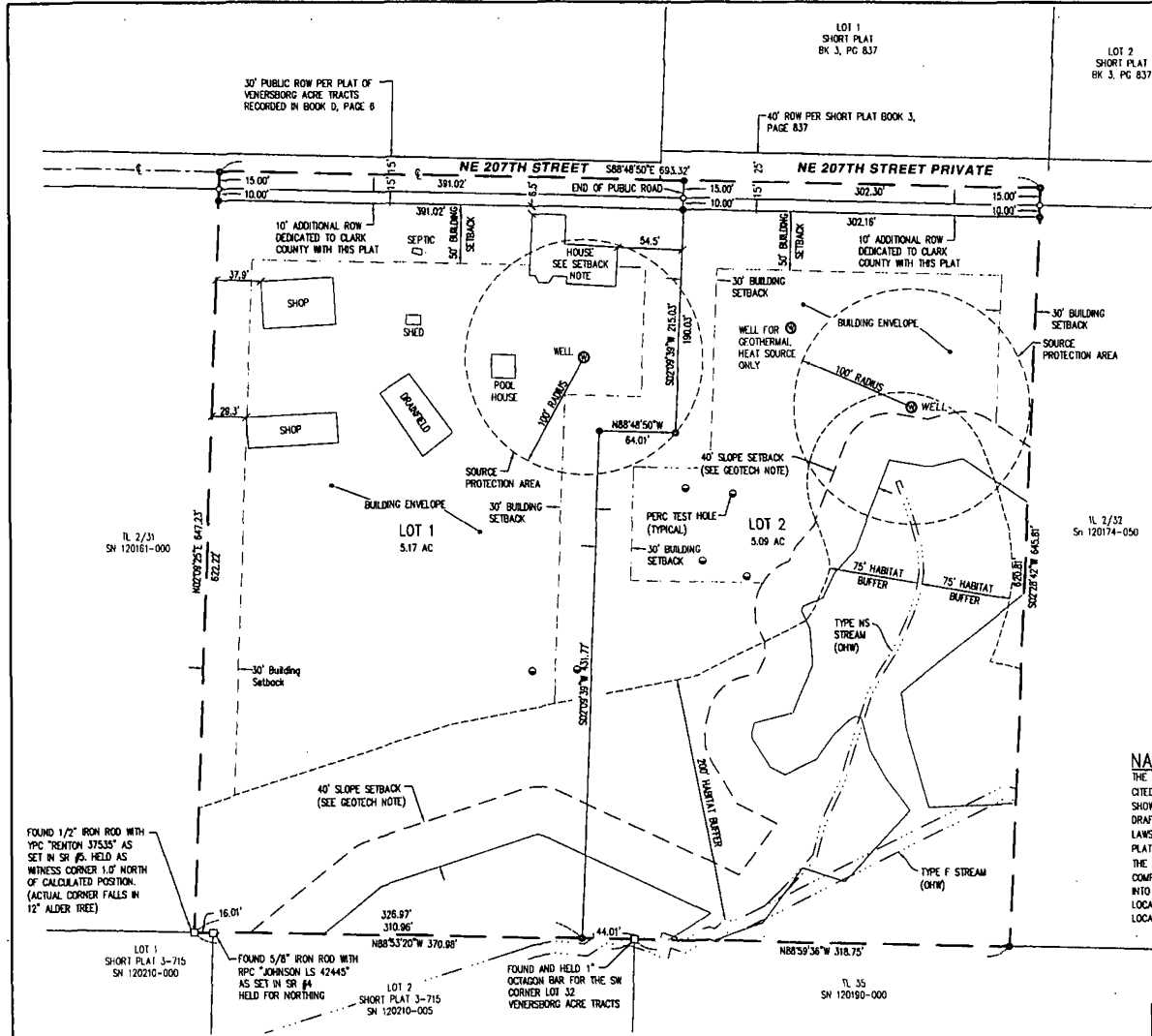
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- FOUND EXISTING MONUMENT (1/8"/2008)
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NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THE CITED DEED INTO TWO (2) RESIDENTIAL LOTS AS SHOWN. THE FIELD WORK, PLAT PREPARATION AND DRAFTING WAS PERFORMED WHILE I WAS EMPLOYED AT LAWSON LAND SERVICES, INC. (2008). THIS SHORT PLAT WAS NEVER RECORDED. I WAS CONTACTED BY THE ORIGINAL OWNER/CLIENT IN AUGUST OF 2015 TO COMPLETE THIS PROJECT. WE REDRAFTED THE PLAT INTO OUR FORMAT AND VERIFIED THE CORNER LOCATIONS ON SITE TO CONFIRM THE CORRECT LOCATIONS.



SETBACK NOTE:

THE HOUSE WAS CONSTRUCTED IN 1962, BEFORE THIS SETBACK STANDARD WAS ESTABLISHED AND IS CONSIDERED A LEGAL NON-CONFORMING SETBACK. FRONT SETBACK FOR THIS STRUCTURE WILL BE REDUCED TO APPROXIMATELY 6.3 FEET FROM THE NEW ROW LINE AND SHALL REMAIN A LEGAL NON-CONFORMING SITUATION.

GEOTECH NOTE:

THE 40' SLOPE SETBACK DETERMINED FROM GEOTECHNICAL REPORT PREPARED BY CAL EK ENGINEERING, DATED SEPTEMBER 8, 2008

JOB NAME:	SCOTT_LEE_SP	AKS ENGINEERING AND FORESTRY, LLC
JOB NUMBER:	4834	9600 NE 126TH AVE SUITE 2520 VANCOUVER, WA 98682
DRAWN BY:	SKW	PHONE: 360.882.0419 FAX: 360.882.0428 www.aks-efg.com
CHECKED BY:	MAW	ENGINEERING · PLANNING · SURVEYING
DRAWING NO.:	4834_SHP_P02	FORESTRY · LANDSCAPE ARCHITECTURE