

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DATE: Final Plat Consent Agenda – March 1st, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00015 The Gardens (Formerly Rock Creek Village
Subdivision)
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: The Gardens FLD2015-00015;
PLD2007-00040

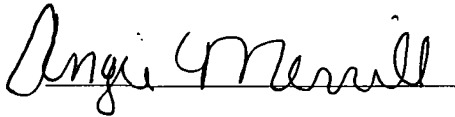
Zoning: R-30; **Lot Size:** The minimum lot area of 1,200 square feet and 18-30 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 1,628 square feet to 3,682 square feet. **Exceptions:** None; **Project Start:** The application vested on May 24, 2007, Pre-application conference was held March 29, 2007, Final order of Short Plat Review approval was December 10, 2007.

COMMUNITY OUTREACH

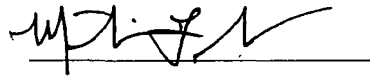
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the June 18, 2007, and property owners located within 300 feet of the site on June 18, 2007. A sign was posted on the site for the notice of hearing on July 23, 2007.

DISTRIBUTION:

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



Planning Tech,
Angie Merrill

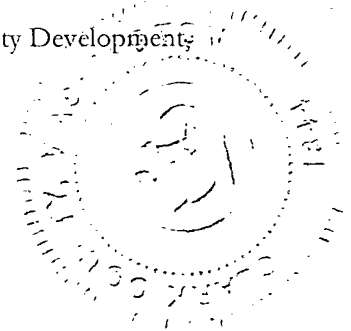


Director Community Development
Marty Snell


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

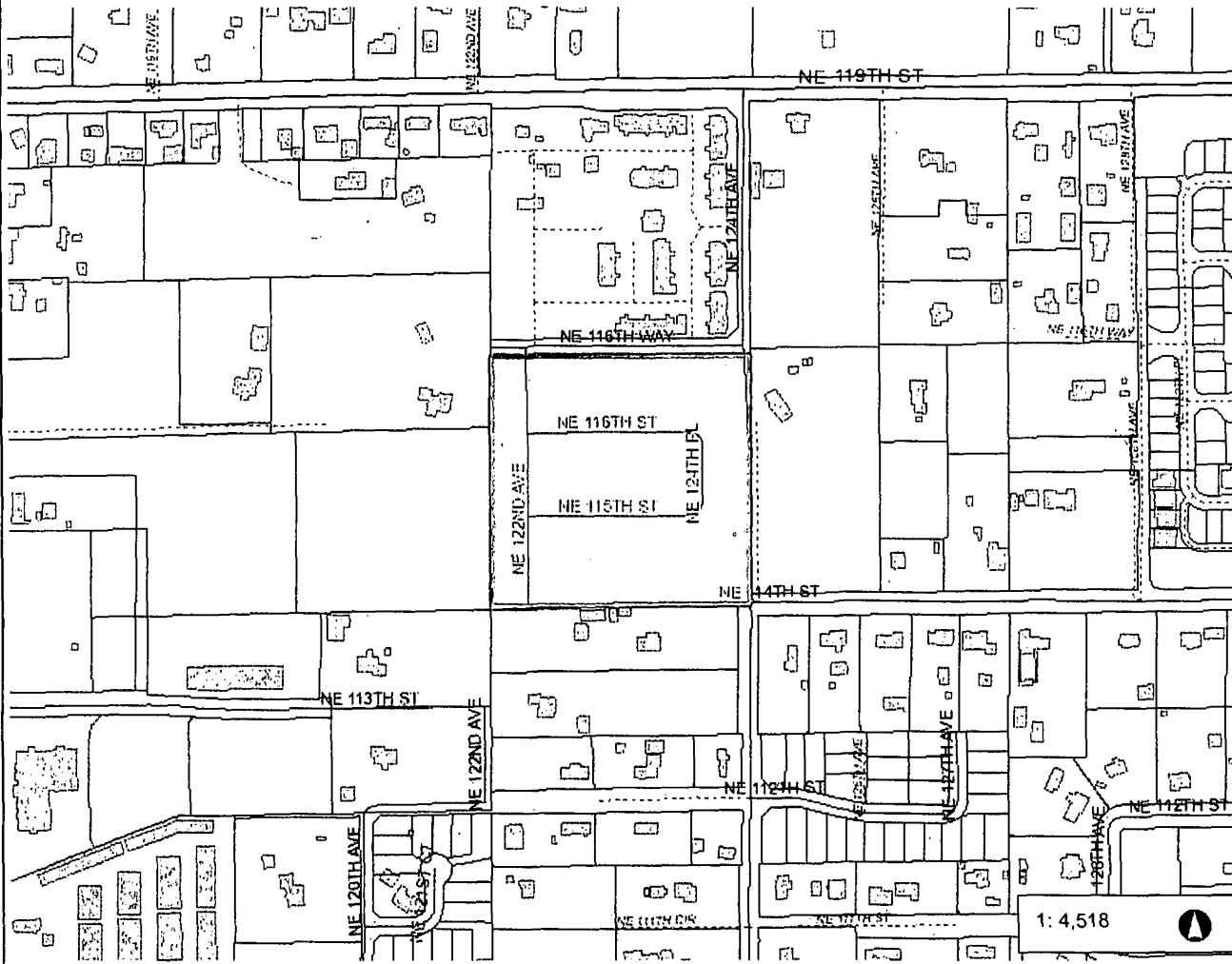
DATE: MAR. 1, 2016

SR 045-16





Vicinity Map



Legend

- Building Footprints
- Taxlots
- 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



PLANNED BY:
 BULLOCK AND OLIVER
 ENGINEERS, INC.
 1200 L. UNIVERSITY BLVD.
 WASHINGTON, D.C. 20004
 (301) 591-2374

THE GARDENS
 PREVIOUSLY APPROVED AS
 "ROCK CREEK TOWNHOMES"
 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE NE 1/4
 OF SECTION 34
 T. 3 N., R. 2 E., W. M., CLARK
 COUNTY, WASHINGTON
 JOB NO. 15-1000 MAY 13, 2011
 SHEET 1 OF 4

PLAT NOTES:

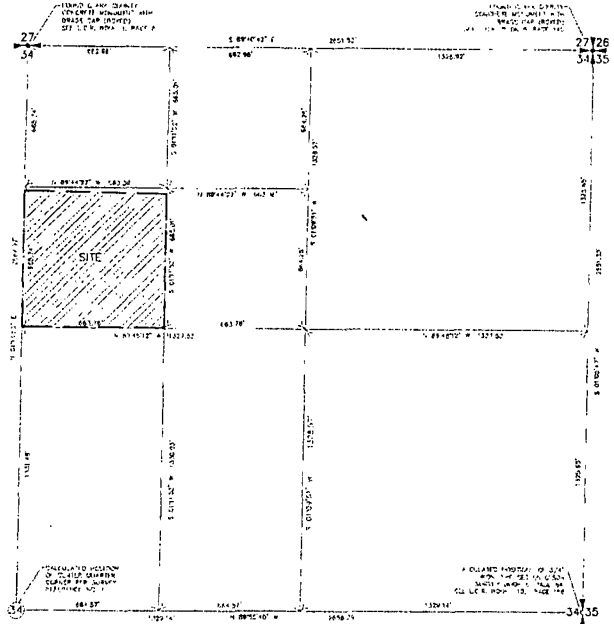
- 1) ALL LOTS SHALL BE CONVEYED TO THE BUYER BY DEED.
- 2) ALL LOTS SHALL BE CONVEYED TO THE BUYER BY DEED.
- 3) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 4) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 5) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 6) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 7) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 8) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 9) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 10) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 11) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 12) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
- 13) THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

DEED REFERENCE:

- 1) DEED REFERENCE TO THE DEED RECORDS OF CLARK COUNTY, WASHINGTON.

SURVEY REFERENCES:

- 1) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 2) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 3) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 4) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 5) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 6) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 7) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 8) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 9) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.
- 10) SURVEY REFERENCE TO THE SURVEY RECORDS OF CLARK COUNTY, WASHINGTON.



NE QUARTER OF SECTION 34, T.3N., R.2E., W.M.

LEGEND:

- INDICATES MONUMENT FOUND AS SHOWN
- INDICATES 1/2" = 24" BENCH MARK WITH ELEVATION 3247.92
- INDICATES BENCH MARK WITH BENCH ELEVATION 3247.92
- INDICATES CALCULATED POSITION MONUMENT SET

SCALE 1" = 250' FEET

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE SPECIFIED.

CLARK COUNTY PLANNING DIRECTOR:
 APPROVED BY: *[Signature]* DATE: 11/17/11

CLARK COUNTY ASSESSOR:
 APPROVED BY: _____ DATE: _____

CLARK COUNTY COUNCILORS:
 APPROVED AND ALLOWED BY THE BOARD OF CLARK COUNTY, WASHINGTON: _____ DATE: _____

CLARK COUNTY ENGINEER:
 APPROVED BY: *[Signature]* DATE: 11/17/11

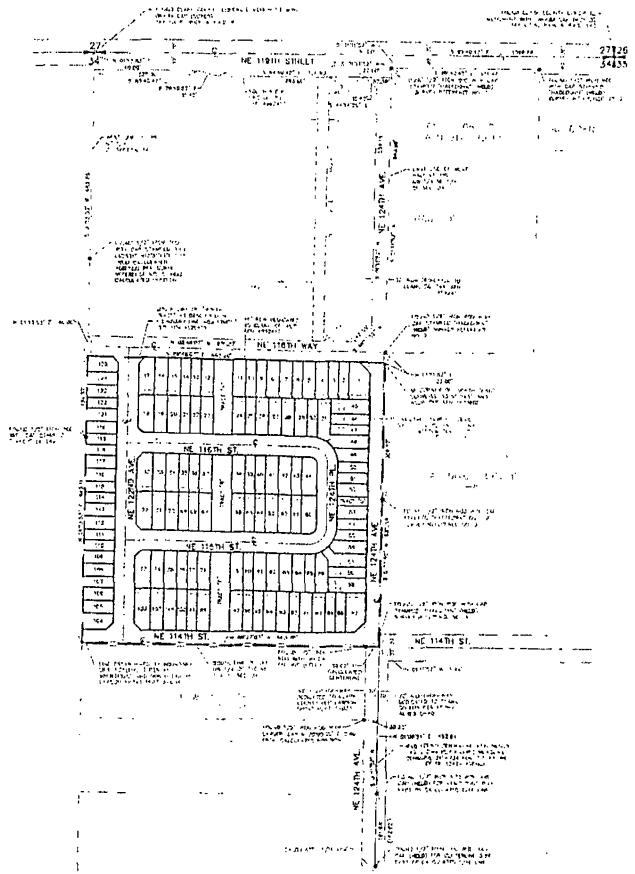
CLARK COUNTY HEALTH DEPARTMENT:
 APPROVED BY: *[Signature]* DATE: 11/17/11

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS _____ DAY OF _____ 2011
 IN BOOK _____ OF CLARK COUNTY RECORDS AT THE
 CLERK'S OFFICE IN CLARK COUNTY, WASHINGTON.

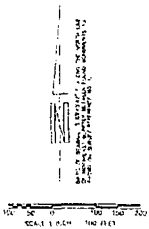
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE PLAT AS SHOWN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AND THAT THE DIMENSIONS AND BEARINGS THEREON ARE CORRECT AND ACCURATE.
 DATE: 11/17/11



PREPARED BY
 JAMES H. WATSON
 CIVIL ENGINEER
 1221 E. COMMERCIAL ST.
 CLACKAMAS, WASH.



- LEGEND:
- LOCATIONS MONUMENT FOUND ON THIS PROJECT
 - (C) METERS 100' ± 24" (30.48 ± 0.61) (D.E.V.S. 35473) G44 317
 - EXISTING 1200' WIDE WITH BRIDGE BRANCH TO BRIDGE AND 125' SOUTH OF THE DIVISION OF LOT 101 TO 102 (G44 317)
 - MONUMENTS CALIBRATED POSITION WITHIN 5'



ALL LOTS AND EASEMENTS SHOWN ARE BASED ON THE RECORDS OF THE COUNTY OF CLACKAMAS, WASHINGTON. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE RECORDS AND HAS FOUND THEM TO BE CORRECT. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY THE OWNER OF ANY CHANGES TO THE RECORDS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE RECORDS AND HIS VISUAL INSPECTION THEREOF.

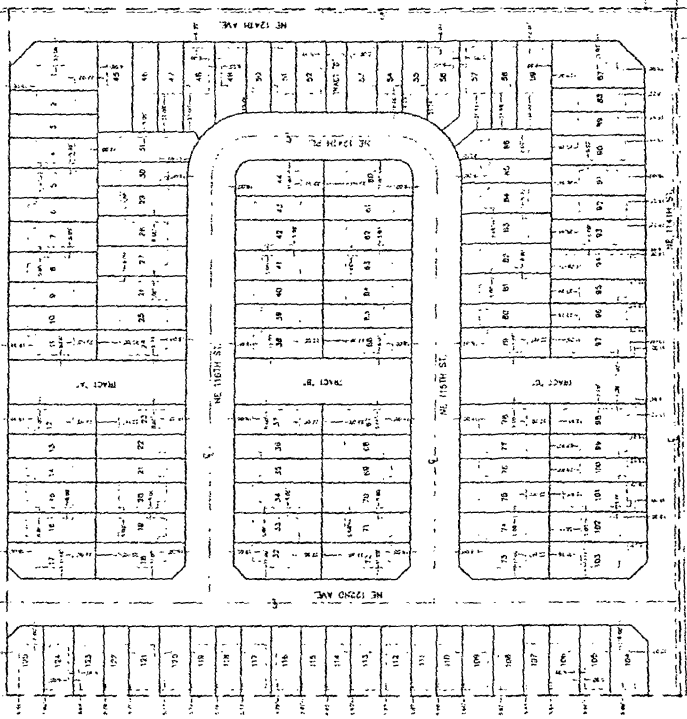
THE GARDENS
 PREVIOUSLY APPROVED AS
 "ROCK CREEK TOWN-HOMES"
 A SUBDIVISION IN A PORTION OF
 THE NW 1/4 OF THE NE 1/4
 OF SECTION 34
 T. 3 N., R. 2 E., W. M., CLARK
 COUNTY, WASHINGTON
 MAY 12, 1971
 SHEET 2 OF 4

<p>NE 116TH WAY NE 122ND AVE. 17 DETAIL "D" 240' x 150'</p>	<p>NE 118TH WAY NE 122ND AVE. 18 DETAIL "E" 240' x 150'</p>
<p>NE 120TH AVE. 19 DETAIL "F" 240' x 150'</p>	<p>NE 117TH ST. NE 122ND AVE. 37 DETAIL "G" 240' x 150'</p>
<p>NE 122ND AVE. 72 DETAIL "H" 240' x 150'</p>	<p>NE 115TH ST. NE 122ND AVE. 73 DETAIL "I" 240' x 150'</p>
<p>NE 122ND AVE. 103 DETAIL "J" 240' x 150'</p>	<p>NE 114TH ST. NE 122ND AVE. 104 DETAIL "K" 240' x 150'</p>
<p>NE 120TH WAY NE 124TH AVE. DETAIL "L" 240' x 150'</p>	

THE GARDENS

PREVIOUSLY APPROVED AS
 A SUBDIVISION OF A PORTION OF
 THE NW 1/4 OF THE NE 1/4
 OF SECTION 34
 T. 3 R. 2 E. N.W. CLARK
 RANGE, COUNTY, WASHINGTON
 AS SHOWN ON SHEET 4 OF 4

LOT NO.	ACRES	AREA	FRONT	DEPTH	PERMITS	REMARKS
1	0.01	100	100	100		
2	0.01	100	100	100		
3	0.01	100	100	100		
4	0.01	100	100	100		
5	0.01	100	100	100		
6	0.01	100	100	100		
7	0.01	100	100	100		
8	0.01	100	100	100		
9	0.01	100	100	100		
10	0.01	100	100	100		
11	0.01	100	100	100		
12	0.01	100	100	100		
13	0.01	100	100	100		
14	0.01	100	100	100		
15	0.01	100	100	100		
16	0.01	100	100	100		
17	0.01	100	100	100		
18	0.01	100	100	100		
19	0.01	100	100	100		
20	0.01	100	100	100		
21	0.01	100	100	100		
22	0.01	100	100	100		
23	0.01	100	100	100		
24	0.01	100	100	100		
25	0.01	100	100	100		
26	0.01	100	100	100		
27	0.01	100	100	100		
28	0.01	100	100	100		
29	0.01	100	100	100		
30	0.01	100	100	100		
31	0.01	100	100	100		
32	0.01	100	100	100		
33	0.01	100	100	100		
34	0.01	100	100	100		
35	0.01	100	100	100		
36	0.01	100	100	100		
37	0.01	100	100	100		
38	0.01	100	100	100		
39	0.01	100	100	100		
40	0.01	100	100	100		
41	0.01	100	100	100		
42	0.01	100	100	100		
43	0.01	100	100	100		
44	0.01	100	100	100		
45	0.01	100	100	100		
46	0.01	100	100	100		
47	0.01	100	100	100		
48	0.01	100	100	100		
49	0.01	100	100	100		
50	0.01	100	100	100		
51	0.01	100	100	100		
52	0.01	100	100	100		
53	0.01	100	100	100		
54	0.01	100	100	100		
55	0.01	100	100	100		
56	0.01	100	100	100		
57	0.01	100	100	100		
58	0.01	100	100	100		
59	0.01	100	100	100		
60	0.01	100	100	100		
61	0.01	100	100	100		
62	0.01	100	100	100		
63	0.01	100	100	100		
64	0.01	100	100	100		
65	0.01	100	100	100		
66	0.01	100	100	100		
67	0.01	100	100	100		
68	0.01	100	100	100		
69	0.01	100	100	100		
70	0.01	100	100	100		
71	0.01	100	100	100		
72	0.01	100	100	100		
73	0.01	100	100	100		
74	0.01	100	100	100		
75	0.01	100	100	100		
76	0.01	100	100	100		
77	0.01	100	100	100		
78	0.01	100	100	100		
79	0.01	100	100	100		
80	0.01	100	100	100		
81	0.01	100	100	100		
82	0.01	100	100	100		
83	0.01	100	100	100		
84	0.01	100	100	100		
85	0.01	100	100	100		
86	0.01	100	100	100		
87	0.01	100	100	100		
88	0.01	100	100	100		
89	0.01	100	100	100		
90	0.01	100	100	100		
91	0.01	100	100	100		
92	0.01	100	100	100		
93	0.01	100	100	100		
94	0.01	100	100	100		
95	0.01	100	100	100		
96	0.01	100	100	100		
97	0.01	100	100	100		
98	0.01	100	100	100		
99	0.01	100	100	100		
100	0.01	100	100	100		



NOTE:
 1. AS SHOWN ON THIS MAP IS TO BE CONSIDERED AS THE
 FINAL PLAN FOR THE SUBDIVISION OF THE
 LAND SHOWN THEREON.
 2. THE LOTS SHOWN ON THIS MAP ARE TO BE
 CONSIDERED AS SEPARATE PLOTS OF LAND
 AND NOT AS PART OF A SINGLE PLOT.
 3. THE LOTS SHOWN ON THIS MAP ARE TO BE
 CONSIDERED AS SEPARATE PLOTS OF LAND
 AND NOT AS PART OF A SINGLE PLOT.

LEGEND:
 1. BOUNDARY LINE
 2. LOT LINE
 3. STREET LINE
 4. CURB LINE
 5. SIDEWALK LINE
 6. DRIVE LINE
 7. ALLEY LINE
 8. EASEMENT LINE
 9. ENCUMBRANCE LINE
 10. UNLAWFUL ENCROACHMENT LINE



THIS MAP WAS PREPARED BY THE SURVEYOR GENERAL OF THE STATE OF WASHINGTON, AND IS HEREBY APPROVED AS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND MEASUREMENTS THEREON.
 WASHINGTON, D.C., MAY 15, 1911.