

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Joseph Storehouse Properties Inc.  
**DATE:** Final Plat Consent Agenda – August 30, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00016 Whipple Creek Short Plat  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Whipple Creek Short Plat FLD2016-00016; PLD2015-00031

**Zoning:** R1-10; **Lot Size:** The minimum lot area of 10,000 square feet and the average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 11,318 square feet to 12,957 square feet. **Exceptions:** None; **Project Start:** The application vested on August 27, 2015, Pre-application conference was held January 8, 2015, Final order of Short Plat Review approval was December 18, 2015.

**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the October 6, 2015, and property owners located within 300 feet of the site on October 6, 2015.

**DISTRIBUTION:**

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

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*Angie Merrill*

Planning Tech,  
Angie Merrill

*Marty Snell*

Director Community Development,  
Marty Snell

*[Signature]*  
**APPROVED:**  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

**DATE:** Aug. 30, 2016

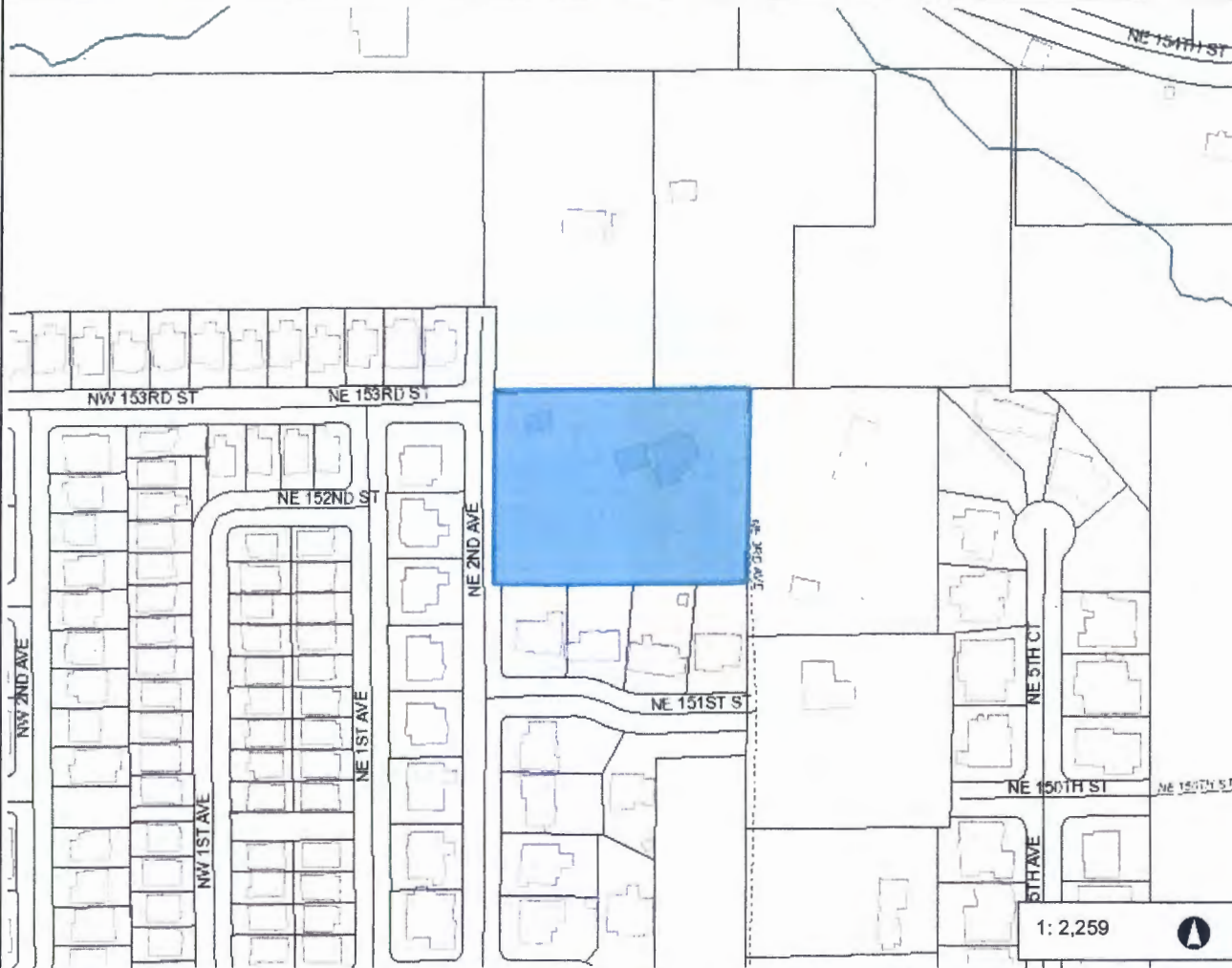
SR 179-16







*mgn  
OK*




# Vicinity Map



### Legend

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

### Notes:

1: 2,259 

376.5 0 188.23 376.5 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.

PREPARED BY:  
MINISTER AND GLAESER  
SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA, 98681  
(360) 694-3313

NOTES:

A. EASEMENTS: "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, RENEWING, 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."

B. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH OCC 40.350"

C. PRIVATELY OWNED STORMWATER FACILITIES: "THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES. WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED."

D. ROOF AND GUTTER SPACE DRAINS: "ROOF AND GUTTER SPACE DRAINS ARE TO DISCHARGE TO INDIVIDUAL PRIVATE INFILTRATION SYSTEMS THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED."

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

F. ARCHAEOLOGICAL: "A NOTE SHALL BE PLACED ON THE FACE OF THE FINAL CONSTRUCTION PLANS AS FOLLOWS: 'IN THE EVENT THAT ARCHAEOLOGICAL OR HISTORICAL MATERIALS (E.G. BONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTHS, ETC.) ARE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3085), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-367-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25-48) AND HUMAN REMAINS (RCW 69.50) IS REQUIRED. FAILURE TO COMPLY WITH THESE REQUIREMENTS COULD CONSTITUTE A CLASS C FELONY."

G. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP TO DENNY 35477 SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INScribed 35477, SET
- sf INDICATES SQUARE FEET
- INDICATES FENCE LINE

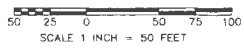
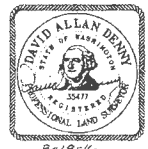
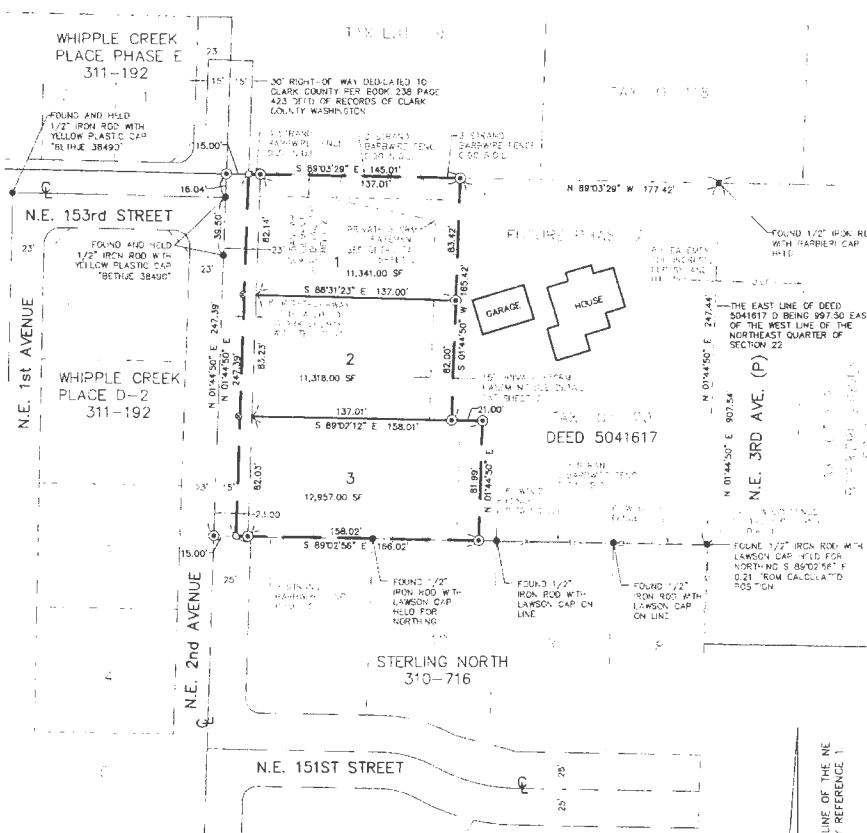
DEED REFERENCE:  
GRANTOR: PATRICK ORTZ  
GRANTEE: JOSEPH STOREHOUSE PROPERTIES INC.  
AC# NO. 5041617 D  
DATE: 12-30-2013

SURVEY REFERENCES:

- 1) WHIPPLE CREEK PLACE PHASE "E" BOOK 311, PAGE 208
- 2) WHIPPLE CREEK PLACE PHASE "D2" BOOK 311, PAGE 192
- 3) WHIPPLE CREEK PLACE PHASE "D1" BOOK 311, PAGE 188
- 4) STERLING NORTH 310, PAGE 716
- 5) BARBERI SURVEY BOOK 52, PAGE 61

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, 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 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON MARCH, 2016.



BASIS OF BEARING: THE SOUTH LINE OF THE NE 1/4 OF SECTION 22 PER SURVEY REFERENCE 1.

# WHIPPLE CREEK SHORT PLAT

LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22 T. 3 N., R. 1 E., W.M., CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON  
ASSESSOR'S SERIAL NO. 185520-000  
SHORT PLAT CASE NO. PL20015-00031  
JOB NO.: 15-094 DATE: 04-21-16  
SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: Alan Wang for Marty Gell 8/19/16  
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:  
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.370, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS WHIPPLE CREEK SHORT PLAT.  
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\_\_

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS

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

CLARK COUNTY ENGINEER:  
David Denny 8/22/16  
CLARK COUNTY ENGINEER 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.  
David Denny 8-18-16  
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR DATE  
PLS # 35477

CLARK COUNTY HEALTH DEPARTMENT:  
LOTS 1 THRU 3 ARE APPROVED.  
 IF AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.  
 LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
 AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.  
 LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
Bridgette Bohan 8-19-16  
CLARK COUNTY HEALTH OFFICER DATE

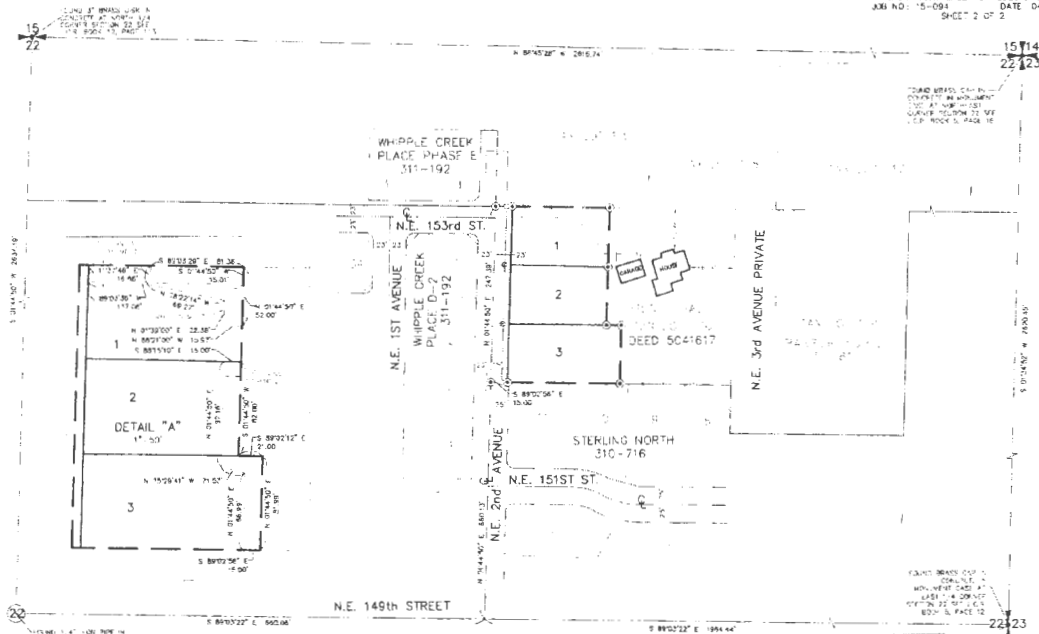
AUDITOR'S CERTIFICATE:  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_  
IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF JOSEPH STOREHOUSE PROPERTIES.  
FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR

PREPARED BY:  
 MINSTER AND GLAESER  
 SURVEYING, INC.  
 2300 E. EVERGREEN BLVD.  
 VANCOUVER, WA. 98661  
 (360) 694-1513

# WHIPPLE CREEK SHORT PLAT

LOCATED IN A PORTION OF THE  
 SW 1/4 OF THE NE 1/4 OF SECTION 22  
 T. 3 N., R. 1 E., W.M.  
 CITY OF VANCOUVER, CLATSOP COUNTY, WASHINGTON  
 ASSessor'S SERIAL NO. 185520-000  
 SHORT PLAT CASE NO. PLO2015-0003  
 JOB NO. 15-094 DATE 04-27-16  
 SHEET 2 OF 2



ROAD BRIDGE OVER  
 CREEK AT APPROXIMATE  
 LOCATION OF SECTION 22 OFF  
 TOP ROCK & PAGE 18

ROAD BRIDGE OVER  
 CREEK AT APPROXIMATE  
 LOCATION OF SECTION 22 OFF  
 TOP ROCK & PAGE 18



SCALE 1" = 60 FEET

BASED UPON THE SOUTH PLAT OF THE SW 1/4 OF SECTION 22 PER SURVEY INSTRUMENT