

CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Cooledge Meadows LLC
DATE: Final Plat Consent Agenda – September 20, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00004 Cooledge Meadows Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Cooledge Meadows Subdivision
FLD2016-00004/PLD2006-00001

Zoning: R-18; **Lot Size:** The minimum lot area of 4,000 square feet and 12-18 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 3,107 square feet to 4,268 square feet. **Exceptions:** None; **Project Start:** The application vested on July 21, 2005, Pre-application conference was held August 11, 2005, Final order of Short Plat Review approval was April 20, 2006.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant on February 16, 2006, and property owners located within 300 feet of the site on February 16, 2006. Notice of public hearing was posted on the site on March 22, 2006.

DISTRIBUTION:

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

Angie Y Merrill

Planning Tech,
Angie Merrill

Marty Snell

Director Community Development,
Marty Snell

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

DATE: 9/20/16

SR 191-16



*mgs
OK*



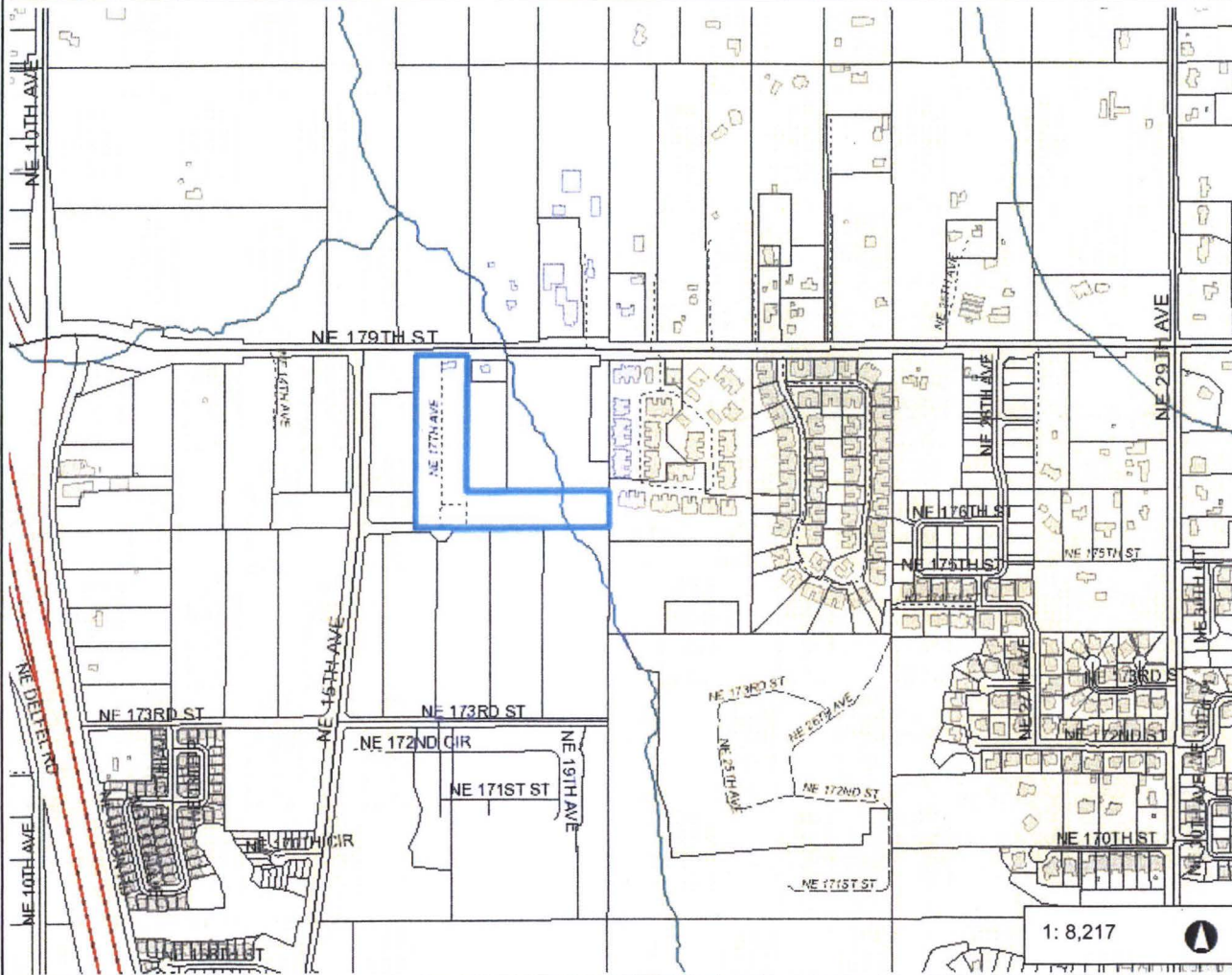
Vicinity Map



Legend

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

Notes:



1: 8,217

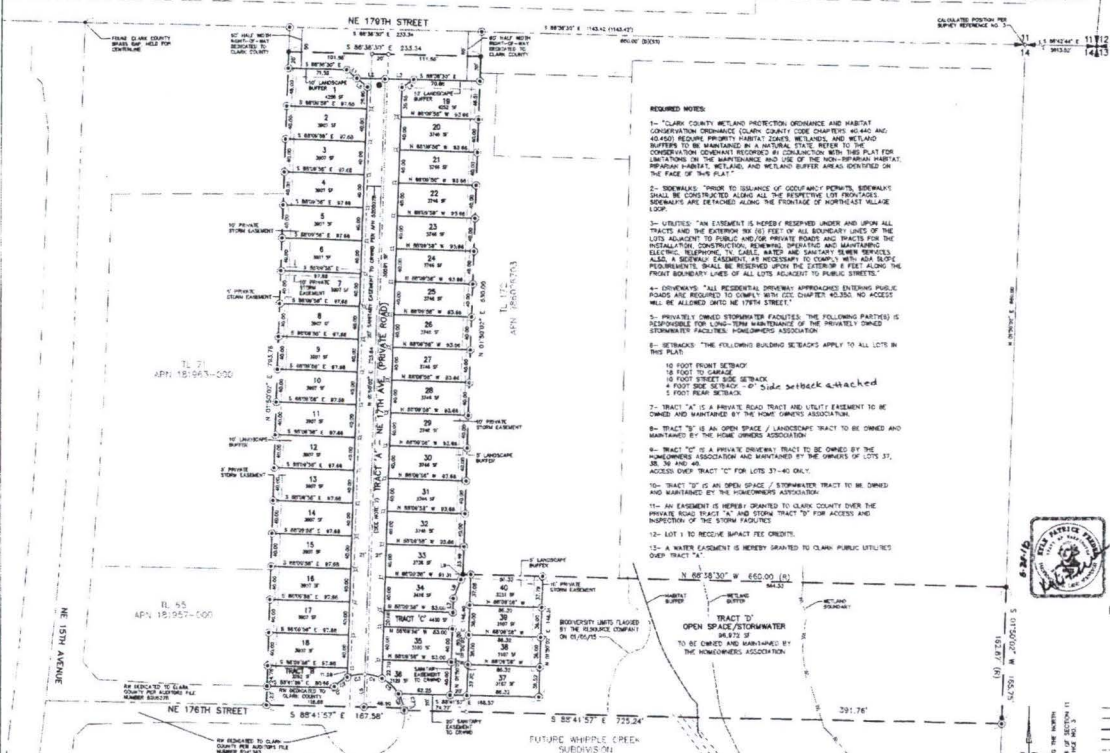


1,369.4 0 684.72 1,369.4 Feet

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:
KPF SURVEYING, INC.
1114 N. 37TH AVE.
CAMAS, WA 98607
(360) 834-0174



REQUIRED NOTES:

- 1- "CLARK COUNTY WETLAND PROTECTION ORDINANCE AND HABITAT CONSERVATION ORDINANCE (CLARK COUNTY CODE CHAPTERS 16.40 AND 16.45) REQUIRE PROPERTY OWNERS TO IDENTIFY, DELINEATE, AND WETLAND BUFFERS TO BE MAINTAINED AS A NATIONAL STATE REFER TO THE CONSERVATION ORDINANCE IN CONJUNCTION WITH THIS PLAN FOR DETAILED INFORMATION ON THE MAINTENANCE AND USE OF THE NON-PERMANENT HABITAT, PERMANENT HABITAT, WETLAND, AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAN.
- 2- SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT BOUNDARIES. SIDEWALKS ARE DETACHED ALONG THE FRONTAGE OF NORTH-EAST WETLAND LOT.
- 3- UTILITIES: AN EASEMENT IS HEREIN RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR OF (1) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A EASEMENT IS HEREBY GRANTED TO CLARK COUNTY AND WADE UTILITIES SHALL BE INSTALLED UPON THE EXTERIOR OF FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- 4- DRIVEWAYS: ALL RESIDENTIAL DRIVEWAYS APPROACHED ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CHAPTER 16.250. NO ACCESS WALL BE ALLOWED OVER NE 176TH STREET.
- 5- PRIVATELY OWNED SEWER/WATER FACILITIES: THE FOLLOWING PART(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED SEWER/WATER FACILITIES: HOMEOWNERS ASSOCIATION.
- 6- SETBACKS: THE FOLLOWING BUILDING SETBACKS APPLY TO ALL LOTS IN THIS PLAN:
 - 10 FOOT FRONT SETBACK
 - 10 FOOT SIDE SETBACK
 - 4 FOOT SIDE SETBACK - 2' SIDE SETBACK ATTACHED
 - 5 FOOT REAR SETBACK
- 7- TRACT "A" IS A PRIVATE ROAD TRACT AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 8- TRACT "B" IS AN OPEN SPACE / LANDSCAPE TRACT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 9- TRACT "C" IS A PRIVATE DRIVEWAY TRACT TO BE OWNED BY THE HOMEOWNERS ASSOCIATION AND MAINTAINED BY THE OWNERS OF LOTS 31, 32, 33 AND 34.
- 10- TRACT "D" IS AN OPEN SPACE / STORMWATER TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 11- AN EASEMENT IS HEREBY GRANTED TO CLARK COUNTY OVER THE PRIVATE ROAD TRACT "A" AND STORM TRACT "D" FOR ACCESS AND INSPECTION OF THE STORM FACILITIES.
- 12- LOT 1 TO RECEIVE IMPACT FEE CREDITS.
- 13- A WATER EASEMENT IS HEREBY GRANTED TO CLARK COUNTY UTILITIES OVER TRACT "A".

ADJACENT SUBDIVISIONS

LOT	RECORD	DATE
13	181643-000	10/28/10
14	181643-000	10/28/10
15	181643-000	10/28/10
16	181643-000	10/28/10
17	181643-000	10/28/10
18	181643-000	10/28/10
19	181643-000	10/28/10
20	181643-000	10/28/10
21	181643-000	10/28/10
22	181643-000	10/28/10
23	181643-000	10/28/10
24	181643-000	10/28/10
25	181643-000	10/28/10
26	181643-000	10/28/10
27	181643-000	10/28/10
28	181643-000	10/28/10
29	181643-000	10/28/10
30	181643-000	10/28/10
31	181643-000	10/28/10
32	181643-000	10/28/10
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34	181643-000	10/28/10
35	181643-000	10/28/10
36	181643-000	10/28/10
37	181643-000	10/28/10
38	181643-000	10/28/10
39	181643-000	10/28/10
40	181643-000	10/28/10

"COOLEGE MEADOWS" SUBDIVISION
IN A PORTION OF
THE NE 1/4 OF THE NW 1/4 OF
SECTION 14, T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR *[Signature]* 9/11/16 DATE

CLARK COUNTY AUDITOR
ATTESTED BY: (COUNTY AUDITOR)

FILED FOR RECORD THIS DAY OF 2016
ALLOTMENT FILE NO. BOOK OF PLATS PAGE

CLARK COUNTY ASSESSOR:
APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS CLARK COUNTY WASHINGTON THIS DAY OF 2016

CLARK COUNTY COUNCILORS
APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS CLARK COUNTY WASHINGTON THIS DAY OF 2016

CLARK COUNTY ENGINEER:
APPROVED BY: CLARK COUNTY ENGINEER *[Signature]* DATE

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 ARE APPROVED AS APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SERVICE SYSTEMS AS NECESSARY.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DIMENSIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



- LEGEND**
- INDICATES FOUND MONUMENT PER SURVEY REFERENCE NO. 3 UNLESS NOTED OTHERWISE
 - INDICATES 1/2" x 24" IRON ROD WITH (EITHER 41500) CAP SET
 - ◇ INDICATES CALCULATED POSITION
 - INDICATES IRON NAIL WITH BRASS WASHER INCHES "TYPICAL" 41000 SET AT THE EXTENSION OF ALL LOT LINES IN THE CASE FOR THE PURPOSE OF LINE NOT DISTANCE
 - APN INDICATES ADJACENT FILE NUMBER
 - LCA INDICATES LAND CORNER RECORD
 - INDICATES RIGHT-OF-WAY
 - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - INDICATES EASEMENT
 - INDICATES DECOMMISSIONED WELL

DATE: 7-29-16
KPF SURVEYING, INC.
1114 N. 37TH AVE., CAMAS, WA 98607
PH: (360) 834-0174
FAX: (360) 834-0175
WWW.KPFSURVEYING.COM
SHEET 1 OF 1

A FIELD TRAVELER WAS PERFORMED USING A LINE RECORD, METROLOGIC AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVELER MET THE NEAREST 3 MARKERS FOR SUBJECTS AS DESCRIBED IN WAC 122-100-160. ALL CORNERS NOTED AT TOTAL WERE SETTING OF JUNE 2014.

