

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering

DATE: Final Plat Consent Agenda – September 27, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Fenway Village aka NE 124th Avenue
Subdivision ~ FLD2016-00018 ~ PLD2008-00053
Developer: Don M. Kitterman, Jr.

Consent Hearing County Manager

BACKGROUND

The applicant is proposing to divide approximately 9.18 acres into 57 lots located in the Single-Family Residential (R1-5) zone. Table 40.220.010-2 contains the lot standards for the R1-5 zone. The minimum and maximum average lot areas are 5,000 and 7,000 square feet, respectively. The minimum average lot width and depth are 45 feet and 65 feet, respectively. The average lot area of the proposal is 5,090 square feet, which complies with the standard. All proposed lots demonstrate compliance with the dimensional standards. The application vested on November 3, 2008; Pre-application conference was held May 15, 2008; Final order of conditional approval was February 3, 2009.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

Notice of application and public hearing was mailed to the applicant, the Greater Brush Prairie Neighborhood Association, and owners of property located within 300 feet of the site on November 21, 2008. One sign was posted on the subject property and two within the vicinity on January 7, 2009.


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.

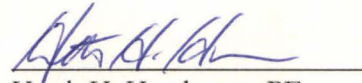
PW16-115

DISTRIBUTION:


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



Greg Shafer, PE
Development Engineering Manager



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


APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS
DATE: Sept. 27, 2016
SR# SR 200-16

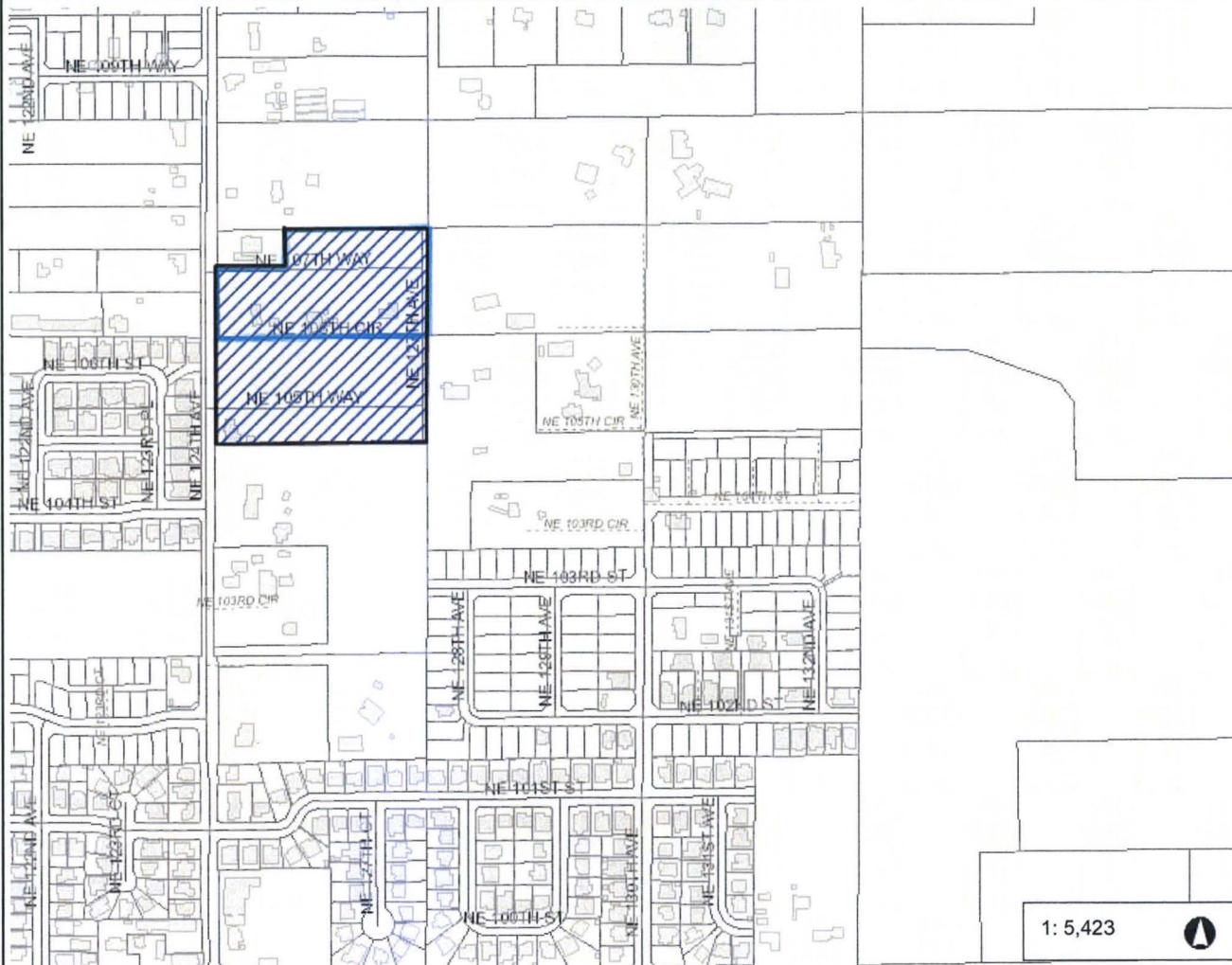


APPROVED: _____
Mark McCauley, County Manager

DATE: _____



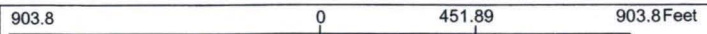
ATTACHMENT A: FENWAY VILLAGE SUBDIVISION



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

Notes:

1: 5,423



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.

ATTACHMENT B: PLAT MAP

FENWAY VILLAGE SUBDIVISION
(PRELIMINARILY APPROVED)
AS "NE 124TH STREET SUBDIVISION"
LOCATED IN A PORTION OF
LOTS 5 AND 7 OF "BERRY ACRES" (C-7)
IN THE NW 1/4 OF THE SE 1/4 OF SECTION 34
T. 3 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON
COUNTY PLANNING DIRECTOR

APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE _____
CLARK COUNTY AUDITOR
ATTESTED BY: _____ (COUNTY AUDITOR)

FILED FOR RECORD THIS _____ DAY OF _____, 2016.
AUDITORS FILE NO. _____ BOOK _____ OF PLATS, PAGE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "FENWAY VILLAGE SUBDIVISION" SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR DATE _____
CLARK COUNTY COUNCILORS:
APPROVED AND ACCEPTED BY THE BOARD OF COUNCILORS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____

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

CLARK COUNTY ENGINEER:
APPROVED BY: CLARK COUNTY ENGINEER DATE _____

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 57 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

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

KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE _____



LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
- INDICATES CALCULATED POSITION
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41023" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
- PSE INDICATES PUBLIC STORM EASEMENT TO CLARK COUNTY
- RWE INDICATES RIGHT-OF-WAY EASEMENT TO CLARK COUNTY
- PRSE INDICATES PRIVATE STORM EASEMENT TO CLARK COUNTY
- SDE INDICATES SIGHT DISTANCE EASEMENT
- ⊙ INDICATES DECOMMISSIONED WELL
- ⊙ INDICATES DECOMMISSIONED SEPTIC
- - - INDICATES EASEMENT AS NOTED
- - - INDICATES RIGHT-OF-WAY
- - - INDICATES CENTERLINE
- - - INDICATES SUBJECT PROPERTY 0
- - - INDICATES LOT LINE

DATE: 9-15-16
SCALE: 1"=40'
JOB NO.: 164052
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF

SHEET 1 OF 1

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 207TH AVE.
CAMAS, WA 98607
(360) 834-0174

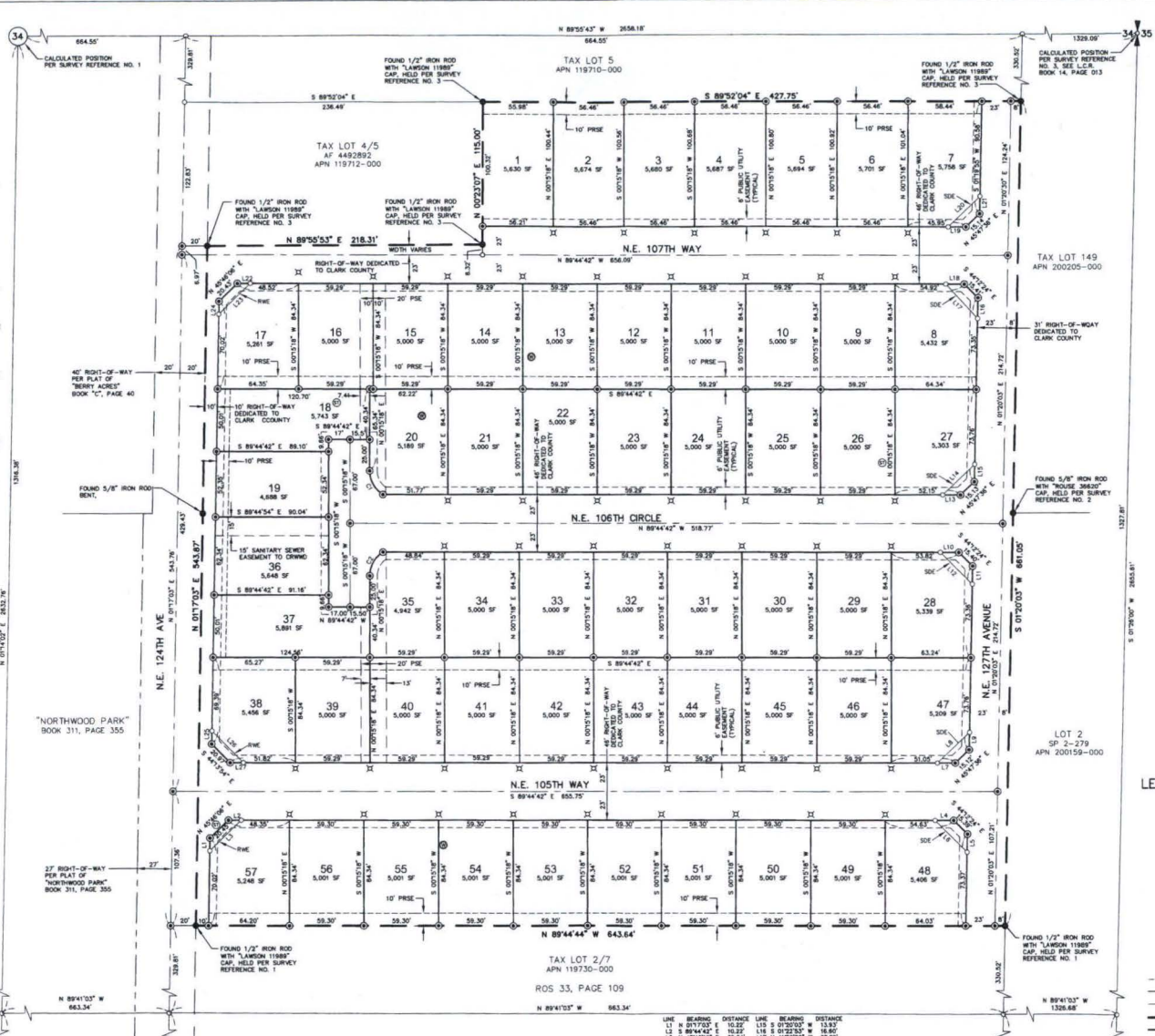
REQUIRED NOTES:
MOBILE HOMES: "IN ACCORDANCE WITH THE PROVISIONS OF CCC 40.280.130, MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS PLAT."
ARCHAEOLOGY: "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLATSOP AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES."
SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS."
UTILITIES: "AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS AND TEN (10) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO NE 124TH AVENUE FOR THE INSTALLATION, CONSTRUCTION, RENOVATION, 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."
DRIVEWAYS: "NO DIRECT ACCESS IS ALLOWED ONTO NE 124TH AVENUE FROM ANY LOT IN THIS PLAT."
DRAINWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CHAPTER 40.350."
PRIVATELY OWNED STORMWATER FACILITIES: "THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: INDIVIDUAL HOME OWNERS. EASEMENTS ARE GRANTED TO CLARK COUNTY FOR INSPECTION."

NOTES:
1) LOTS 38 AND 57 SHALL RECEIVE IMPACT FEE CREDITS

DEED REFERENCES:
GRANTOR: CALDERON FAMILY LIVING TRUST
GRANTEE: DON W. KITTERMAN JR., TAMMY L. KITTERMAN, JEROME S. WARGER AND GAYLE B. WARGER
AF NO. 4482857
DATE: 04-22-2010
GRANTOR: DONALD W. AND LAMANDA L. WITMER
GRANTEE: JIMMY B. JOHNSON
AF NO. 4492811
DATE: 09-12-2008

SURVEY REFERENCES:
1. LAMSON SURVEY, BOOK 33, PAGE 109
2. ROUSE SURVEY, BOOK 58, PAGE 170
3. LAMSON SURVEY, BOOK 59, PAGE 86
4. "BERRY ACRES", BOOK "C", PAGE 40
5. "NORTHWOOD PARK", BOOK 311, PAGE 355
6. "MINSTER SHORT PLAT", BOOK 2, PAGE 279

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN MAY 2016.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.62	22.50	97.36 45°	S 28°33'05" E	21.68
C2	22.62	22.50	97.36 45°	S 29°23'40" E	21.68

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 01°17'00" E	10.22	L15	N 01°17'00" E	15.87
L2	S 89°44'42" W	10.22	L16	N 01°17'00" E	15.87
L3	N 01°17'00" E	10.22	L17	N 01°17'00" E	15.87
L4	S 89°44'42" W	10.22	L18	S 89°44'42" W	10.22
L5	N 01°17'00" E	10.22	L19	S 89°44'42" W	10.22
L6	S 89°44'42" W	10.22	L20	N 01°17'00" E	10.22
L7	N 01°17'00" E	10.22	L21	N 01°17'00" E	10.22
L8	S 89°44'42" W	10.22	L22	S 89°44'42" W	10.22
L9	N 01°17'00" E	10.22	L23	N 01°17'00" E	10.22
L10	S 89°44'42" W	10.22	L24	S 89°44'42" W	10.22
L11	N 01°17'00" E	10.22	L25	N 01°17'00" E	10.22
L12	S 89°44'42" W	10.22	L26	S 89°44'42" W	10.22
L13	N 01°17'00" E	10.22	L27	N 01°17'00" E	10.22
L14	S 89°44'42" W	10.22	L28	S 89°44'42" W	10.22