

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Randy Kallaninen
DATE: Final Plat Consent Agenda – October 18, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00019 McLeod Infill Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: McLeod Infill Subdivision FLD2016-00019/PLD2006-00067

Zoning: R1-6; **Lot Size:** The minimum average lot area of 6,000 square feet and the maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 5,200 square feet to 7,678 square feet. **Exceptions:** None; **Project Start:** The application vested on June 27, 2006, Pre-application conference was held November 22, 2005, Final order of Subdivision Review approval was October 2, 2006.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the July 13, 2006, and property owners located within 300 feet of the site on July 13, 2006. One sign was post on the subject property and two within the vicinity on or before August 30, 2006.

DISTRIBUTION:

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

Angie Merrill

Planning Tech,
Angie Merrill

Juan Lopez for Marty Snell
Director Community Development,
Marty Snell

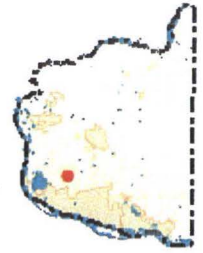
[Signature]
APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: OCT. 18, 2016
SR 219-16





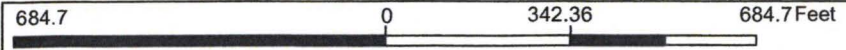
Vicinity Map



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

Notes:

1: 4,108

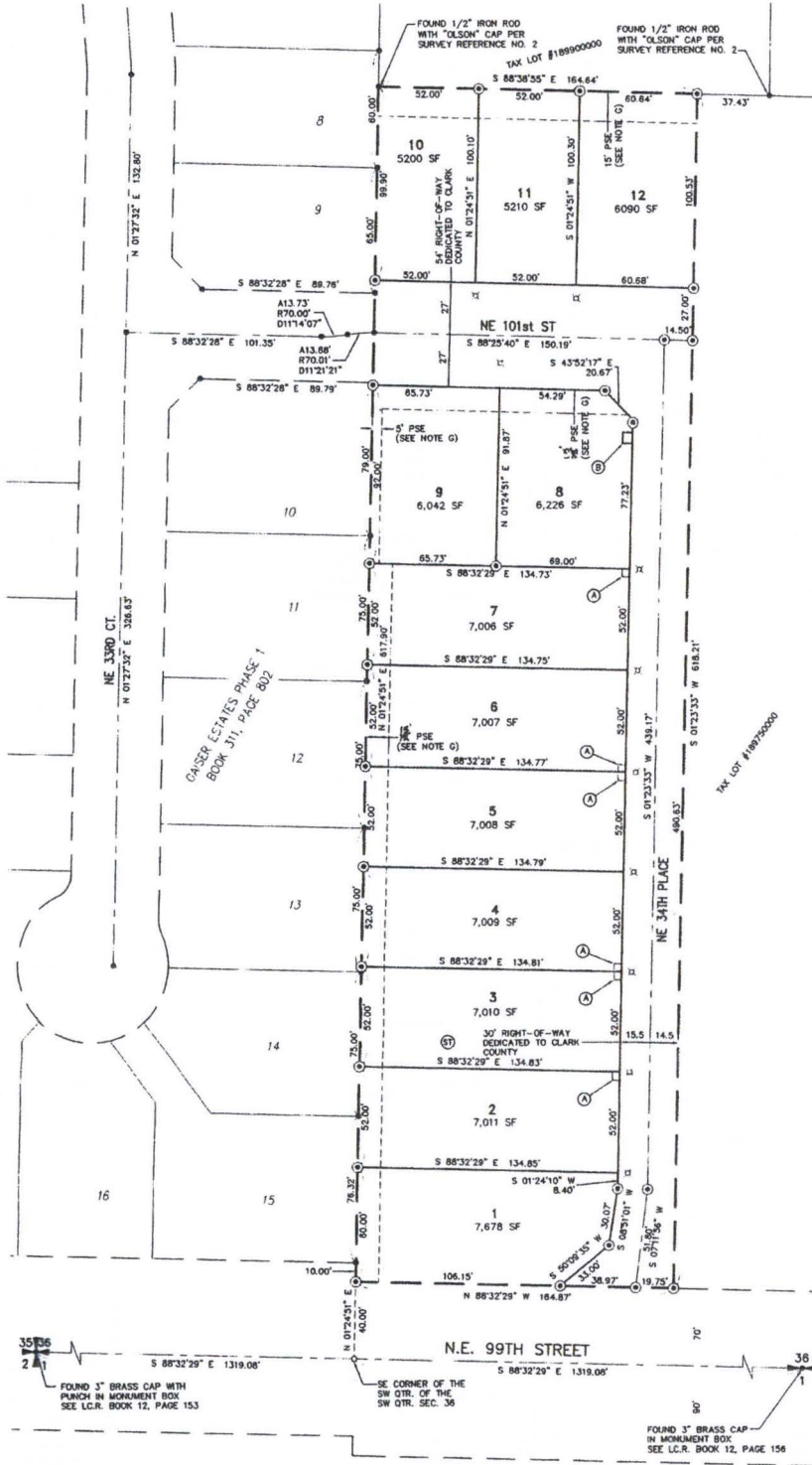


WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.

MCLEOD INFILL SUBDIVISION

IN A PORTION OF
THE SE 1/4 OF THE SW 1/4 OF
SECTION 36, T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON



COUNTY PLANNING DIRECTOR
Sharon Galt for Marty Small
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
AT THE REQUEST OF

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.010, LAWS OF WASHINGTON, TO BE KNOWN AS "MCLEOD INFILL SUBDIVISION" SUBDIVISION PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY COUNCILORS
APPROVED AND ACCEPTED BY THE BOARD OF COUNCILORS, CLARK COUNTY, WASHINGTON, THIS DAY OF 20

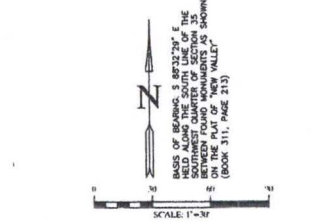
CLARK COUNTY ENGINEER:
APPROVED BY: CLARK COUNTY ENGINEER DATE

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 12 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY

Carla C. Swisher, R.S. 9/30/16
DISTRICT HEALTH OFFICER

- A. MOBILE HOMES: "MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THE PROPOSED SUBDIVISION."
- B. SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS. SIDEWALKS ARE ATTACHED EXCEPT ALONG THE FRONTAGE OF N.E. 101ST STREET WHICH IS DETACHED."
- C. UTILITIES: "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, REPAIRING, 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."
- D. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. NO DIRECT ACCESS IS ALLOWED ONTO NE 99th STREET"
- E. SETBACKS: THE FOLLOWING SETBACKS APPLY TO THE PROPOSED PLAT: EIGHTEEN FOOT SETBACK FOR GARAGE ENTRANCES (OR OTHER SIMILAR VEHICULAR SHELTER) TEN FOOT FRONT SETBACK FOR OTHER BUILDINGS TEN FOOT STREET SIDE SETBACK FIVE FOOT SIDE AND REAR SETBACK"
- F. LOT 1 SHALL RECEIVE IMPACT FEE CREDITS
- G. PRIVATE STORM SYSTEMS SHALL BE MAINTAINED BY RESPECTIVE LOT OWNERS.
- H. ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED PER APPROVED ASBURLS PLANS, UNLESS REVISED DRAINAGE PLAN IS APPROVED BY THE COUNTY.

- LEGEND**
- INDICATES FOUND 1/2" IRON ROD WITH "OLSON" CAP PER SURVEY REFERENCE NO. 1, UNLESS NOTED OTHERWISE
 - ⊙ INDICATES 1/2" x 24" IRON ROD WITH "FEEDER 41023" CAP SET
 - INDICATES CALCULATED POSITION
 - ⊠ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
 - () INDICATES RECORD INFORMATION
 - PSE INDICATES PRIVATE STORM EASEMENT
 - Ⓢ INDICATES ABANDONED SEPTIC
 - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - - - INDICATES EASEMENT
 - - - INDICATES PUBLIC UTILITY EASEMENT



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 7.2.16
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE



- (A) INDICATES 4'x4' WATER EASEMENT TO CLARK PUBLIC UTILITIES
- (B) INDICATES 5'x5' WATER EASEMENT TO CLARK PUBLIC UTILITIES

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRIC 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.

DEED REFERENCE:
GRANTOR: CORLISS A. AND HARRIET MCLEOD
GRANTEE: DAVID W. MICHAELSEN
A7N: 4136391
DATE: 3-10-16

SURVEY REFERENCE:
1. "GAISER ESTATES PHASE 1, BOOK 311, PAGE 802
2. OLSON SURVEY BOOK 24, PAGE 120
3. CLARK COUNTY SURVEY BOOK 40, PAGE 160

DATE: 9-7-16
SCALE: 1"=30'
JOB NO: 16-012
CALC BY: KPF
DRAWN BY: KPF
CHECKED BY: GEF
SHEET 1 OF 1

KPF
SURVEYING, INC.
1514 N.E. 28TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-834-0155