

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** BMP Design  
**DATE:** Final Plat Consent Agenda – November 8, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00033 Sofia Infill Short Plat  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Sofia Infill Short Plat FLD2016-00033/PLD2006-00133

**Zoning:** R1-6; **Lot Size:** The maximum allowed density for the proposed Tier II infill plat is 9.7 units per acre. The .22 acres already excludes right-of-way areas. Based on a net site area of .22 acres an average minimum lot area is 4,500 square feet. **Actual Lot Size:** Both parcels are 4,690 square feet. **Exceptions:** None; **Project Start:** The application vested on November 9, 2006, Pre-application conference was held January 12, 2006, Final order of Short Plat Review approval was March 6, 2007.

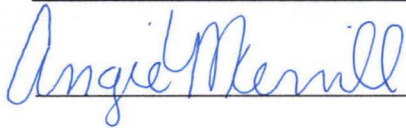
**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the November 28, 2006, and property owners located within 300 feet of the site on November 28, 2006.

**DISTRIBUTION:**

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

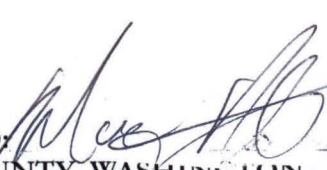
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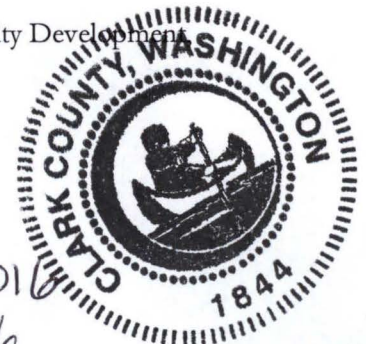
Planning Tech,  
Angie Merrill

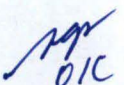


Director Community Development  
Marty Snell

  
APPROVED:  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

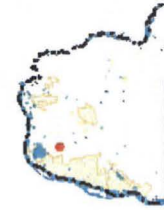
NOV. 8, 2016  
SR 227-16







# Vicinity Map



### Legend

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

### Notes:

1: 2,054



342.4 0 171.18 342.4 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.

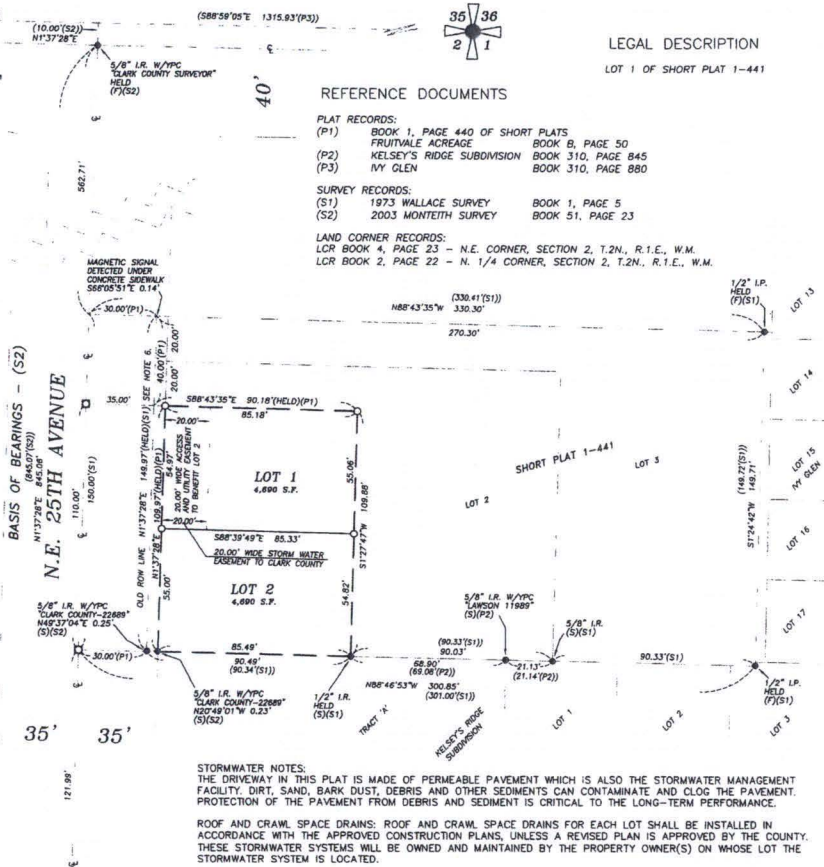
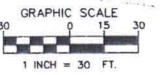
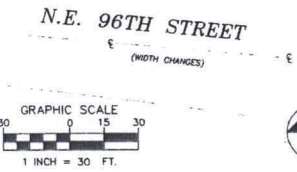


**N.E. 99TH STREET**

- NOTES**
1. BEARINGS AND DISTANCES NOTED ON THIS SHORT PLAT NOT MARKED BY PARENTHESIS AS REFERENCE DATA WERE CALCULATED FROM AN ON THE GROUND TRAVERSE PERFORMED NOVEMBER, 2014 WITH A 3" TOTAL STATION, MEETING THE MINIMUM STANDARDS OF WAC 335-130-090, UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF WASHINGTON.
  2. REFERENCE TIES TO REMONUMENTED G.L.O. MONUMENTS WERE CALCULATED FROM THE MONUMENTED CENTERLINE OF N.E. 99TH AVENUE. PER (S2).
  3. NO WARRANTY IS MADE, NOR SHOULD BE INFERRED FROM THIS PLAT OF SURVEY, AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.
  4. LINES SHOWN WITHOUT DIMENSIONS ARE FOR REFERENCE ONLY.
  5. THIS PLAT IS SUBJECT TO AN EASEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, AS GRANTED BY INSTRUMENT, RECORDED AUGUST 10, 1973 AS AUDITOR'S FILE NO. 8 842887, CLARK COUNTY RECORDS.
  6. THAT PORTION OF 5.00' TAKING FOR ADDITIONAL RIGHT-OF-WAY (AFFECTING ONLY LOT 1, SHORT PLAT 441 (BOOK 1, PAGE 441) AS CONVEYED BY INSTRUMENT, RECORDED OCTOBER 26, 2000 AS AUDITOR'S FILE NO. 3282730, CLARK COUNTY RECORDS.

- PLAT NOTES:**
- A. **MOBILE HOMES** MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THE PROPOSED SUBDIVISION.
  - B. **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, RENOVATING, 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.
  - C. **DRIVEWAYS** ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.

- LEGEND**
- 5/8"X30" IRON ROD WITH 1" ALUMINUM CAP MARKED "PLS 52087" SET IN PAVEMENT ON 08/31/2016
  - MONUMENT FOUND AS NOTED ON 08/31/2016
  - 5/8" X 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED PLS 52087, MONUMENTS SET ON 08/31/2016
  - (HELD) MONUMENT OR OTHER DATA USED FOR CONTROL.
  - LP IRON PIPE
  - LR IRON ROD
  - W/PC WITH YELLOW PLASTIC CAP MARKED AS NOTED
  - ⊕ CENTER LINE
  - (SN XXXX) RECORD SURVEY NUMBER
  - (F) FOUND IN (REFERENCE SURVEY)
  - (S) SET IN (REFERENCE SURVEY)
  - S.F. SQUARE FEET



**STORMWATER NOTES:**  
 THE DRIVEWAY IN THIS PLAT IS MADE OF PERMEABLE PAVEMENT WHICH IS ALSO THE STORMWATER MANAGEMENT FACILITY. DIRT, SAND, BARK DUST, DEBRIS AND OTHER SEDIMENTS CAN CONTAMINATE AND CLOG THE PAVEMENT. PROTECTION OF THE PAVEMENT FROM DEBRIS AND SEDIMENT IS CRITICAL TO THE LONG-TERM PERFORMANCE.

ROOF AND CRAWL SPACE DRAINS: ROOF AND CRAWL SPACE DRAINS FOR EACH LOT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

- REFERENCE DOCUMENTS**
- PLAT RECORDS:**  
 (P1) BOOK 1, PAGE 440 OF SHORT PLATS FRUITVILLE ACREAGE BOOK 8, PAGE 50  
 (P2) KELSEY'S RIDGE SUBDIVISION BOOK 310, PAGE 845  
 (P3) IVY GLEN BOOK 310, PAGE 880
- SURVEY RECORDS:**  
 (S1) 1973 WALLACE SURVEY BOOK 1, PAGE 5  
 (S2) 2003 MONTEITH SURVEY BOOK 51, PAGE 23
- LAND CORNER RECORDS:**  
 LCR BOOK 4, PAGE 23 - N.E. CORNER, SECTION 2, T.2N., R.1.E., W.M.  
 LCR BOOK 2, PAGE 22 - N. 1/4 CORNER, SECTION 2, T.2N., R.1.E., W.M.

**LEGAL DESCRIPTION**  
 LOT 1 OF SHORT PLAT 1-441

**SOFIA INFILL SHORT PLAT**

OF LOT 1, SHORT PLAT NO. 1-441, (97776) BEING A PORTION OF LOTS 12 AND 13 OF FRUITVILLE ACREAGE, IN THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T.2N., R.1.E., W.M., CLARK COUNTY, WASHINGTON. ASSESSOR'S PARCEL NO. 97776-000 SHORT PLAT FILE NO. PLD2006-00133

- APPROVALS**
- ASSESSOR:**  
 THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
- COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_
- PUBLIC WORKS:**
- APPROVED: \_\_\_\_\_ 10/20/16  
 COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_
- COMMUNITY DEVELOPMENT DEPARTMENT**
- APPROVED: \_\_\_\_\_ 10/19/16  
 DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

- COUNTY COUNCILORS**
- APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.
- CHAIR OF THE BOARD \_\_\_\_\_ ATTEST \_\_\_\_\_ CLERK OF THE BOARD

**CLARK COUNTY HEALTH DEPARTMENT**

THIS PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMANENT APPLICATION.

IS AN APPROVED MUNICIPAL SUPPLY SYSTEM IS REQUIRED  
 IS AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED

\_\_\_\_\_  
 COUNTY HEALTH OFFICER DATE

**AUDITOR:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ AUDITOR'S RECEIVING NO. \_\_\_\_\_

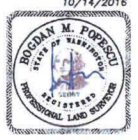
DEPUTY/COUNTY AUDITOR \_\_\_\_\_

**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.

\_\_\_\_\_  
 BOGDAN M. POPESCU 10/14/2016  
 PROFESSIONAL LAND SURVEYOR DATE  
 PLS NO. 52087

**BMP DESIGN LLC**  
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PROJECT # 05-132