

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Hinton Development Corp.  
**DATE:** Final Plat Consent Agenda – November 8, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording – Parkridge 2 Short Plat-  
FLD2016-00021  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Parkridge 2 Short Plat FLD2016-00021/PLD2015-00043

**Zoning:** R1-7.5; **Lot Size:** The minimum lot area of 7,500 square feet and the average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 7,511 square feet to 9,300 square feet. **Exceptions:** None; **Project Start:** The application vested on July 21, 2015, Pre-application conference was held August 6, 2015, Final order of Short Plat Review approval was February 2, 2016.

**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the December 1, 2015, and property owners located within 300 feet of the site on December 1, 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

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

DATE: NOV 8, 2016  
SR 228-16



*ngm  
ok*



PREPARED BY:  
KPF SURVEYING, INC.  
1514 N.E. 287TH AVE.  
CHAS. WA. 98007  
(360) 834-0174

A. MOBILE HOMES: "MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.286.130."

B. ARCHAEOLOGICAL (ALL PLATS): "IF ANY CULTURAL RESOURCES AND/OR MAN MADE REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPROVEMENT AND/OR FINES."

C. SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES."

D. 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 FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES, ALSO, A GENERAL EASEMENT, AS NECESSARY TO COMPLY WITH AREA ABOVE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS."

E. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.306. DRIVEWAY ACCESS TO NE HAZEL DELL AVENUE IS NOT ALLOWED."

F. ROOF AND DRAIN SPACE DRAINS: "ROOF AND DRAIN SPACE DRAINS ARE TO DISCHARGE TO THE STORM PILE LOCATED BY THE STREET UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER DRAINS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER."

G. IMPACT FEES: "IN ACCORDANCE WITH CCC 40.410, EXCEPT FOR ONE (1) LOT DESIGNATED ON THE FINAL PLAT AS WAIVED, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: 2.00 (ENVELOPER SCHOOL DISTRICT), 2.00 (ENVELOPER ACQUISITION \$440 - DEVELOPMENT FOR PARK DISTRICT) AND 2.00 (ENVELOPER TRAFFIC IMPACT). IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE PAID FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED FEBRUARY 2, 2016, AND EXPIRING ON FEBRUARY 2, 2019. IMPACT FEES FOR LOTS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEE SCHEDULE. "IMPACT FEES FOR LOT '3' SHALL BE WAIVED AT THE BUILDING PERMIT APPLICATION."

H. PRIVATELY OWNED STORMWATER FACILITIES: "THE FOLLOWING PARTY(IES) IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: LOT OWNERS OF LOTS 6 AND 9."

I. WOODEN FENCE ON TRACT "A" ALONG THE FRONTAGE OF HAZEL DELL AVENUE SHALL BE MAINTAINED BY ALL LOT OWNERS PER FENCE MAINTENANCE AGREEMENT RECORDED IN AUDITORS FILE NUMBER \_\_\_\_\_.

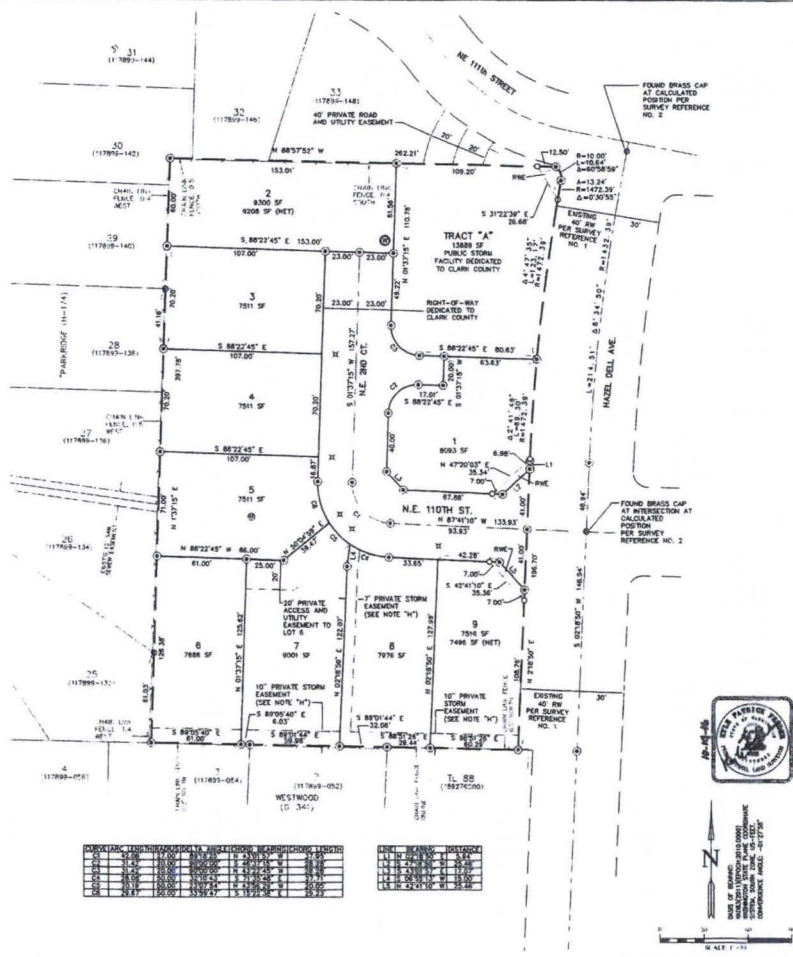
IN THE EVENT OF THE LOSS OF THE DESIGNATED AREAS OF EXISTING FENCE LINES, SET LOT AREA WILL STILL MEET MINIMUM LOT SIZE AND DIMENSION REQUIREMENTS

SURVEY REFERENCES:  
1) "PARKRIDGE", BOOK "3", PAGE 174  
2) MONTREY SURVEY BOOK 49, PAGE 159

DEED REFERENCE:  
GRANTOR: WOLLY ANN SHELTON, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOAN H. GATES GRANTEE: BROUGHTON HOMES AUDITORS FILE NUMBER: S278994 DATE: 4/29/2016

- LEGEND
- INDICATES FOUND MONUMENT PER SURVEY REFERENCE NO. 1 UNLESS NOTED OTHERWISE
  - INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41033) CAP SET
  - INDICATES CALCULATED POSITION
  - INDICATES ROD HAS WITH BRASS WASHER INCORPORATED "FEEDER RODS" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE HOT DISTANCE.
  - INDICATES DECOMMISSIONED WELL
  - INDICATES DECOMMISSIONED SEPTIC
  - INDICATES RIGHT-OF-WAY
  - INDICATES CENTERLINE
  - INDICATES SUBJECT PROPERTY
  - INDICATES LOT LINE
  - INDICATES EASEMENT
  - INDICATES RIGHT-OF-WAY EASEMENT

A FIELD TRAVELER WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVELERS USE THE MERRILL STANDARD FOR SURVEYS AS DESIGNATED IN WAC 532-130-060. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-15-2015.



LOT	AREA (SQ. FT.)	AREA (SQ. METERS)
1	8093.57	747.82
2	8300.57	767.82
3	7511.57	694.82
4	7511.57	694.82
5	7511.57	694.82
6	7888.57	728.82
7	9001.57	833.82
8	7976.57	737.82
9	7496.57	694.82
10	7976.57	737.82
11	7976.57	737.82

"PARKRIDGE 2"  
SHORT PLAT  
OF PARCEL "A" OF "PARKRIDGE" (11-174)  
IN A PORTION OF  
THE SW 1/4 OF THE NE 1/4 OF  
SECTION 34, T. 3 N., R. 1 E., W.M.,  
CLARK COUNTY, WASHINGTON

CLARK COUNTY PLANNING DIRECTOR  
APPROVED BY: \_\_\_\_\_ DATE: 10/29/16  
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR  
CLARK COUNTY AUDITOR  
ATTESTED BY: \_\_\_\_\_ (COUNTY AUDITOR)  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
AUDITORS FILE NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
AUDITORS RECEIVING NO. \_\_\_\_\_

CLARK COUNTY ASSESSOR:  
THIS PLAT MEETS THE REQUIREMENTS OF S.C.M. 0817.070, LAWS OF WASHINGTON, TO BE KNOWN AS "PARKRIDGE 2" SHORT PLAT  
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\_\_\_\_  
CHIEF 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 \_\_\_\_\_, THRU \_\_\_\_\_ 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. REESER, PROFESSIONAL LAND SURVEYOR, P.L.S. NO. 41032 DATE: 10-14-16



DATE: 10-14-16  
SCALE: 1"=200'  
JOB NO.: 17-001  
JOB BY: KPR  
PROJECT: 17-001  
DRAWN BY: KPR  
CHECKED BY: KPR  
SURVEY: 1 10 1

**KPF**  
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