

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Ramey Lane Subdivision Phase 1 – Approved as Ward Road Project  
**DATE:** Final Plat Consent Agenda – March 14, 2017  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00034 Ramey Lane Subdivision Phase 1  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Ramey Lane Subdivision Phase 1 approved as Ward Road Project PLD2015-00038/ FLD2016-00034

**Zoning:** R-12; **Lot Size:** The minimum lot area of 4,000 square feet and 8-12 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 5,029 square feet to 5,948 square feet. **Exceptions:** None; **Project Start:** The application vested on October 27, 2015, Pre-application conference was held April 2, 2015, Final order of Subdivision Review approval was February 24, 2016.

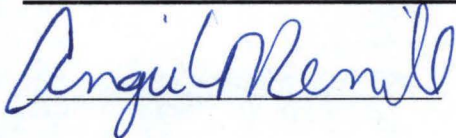
**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the November 24, 2015, and property owners located within 300 feet of the site on November 24, 2015. A notice of hearing was posted on site on January 5, 2016.

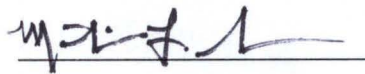
**DISTRIBUTION:**

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

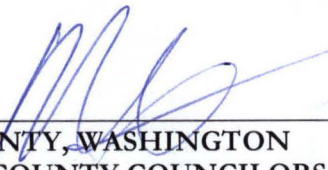
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Planning Tech,  
Angie Merrill



Director Community Development,  
Marty Snell

**APPROVED:**   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

**DATE:** MAR. 14, 2017

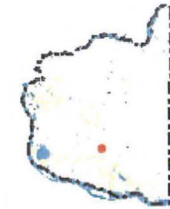
SQ 055-17



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OK*




# Vicinity Map

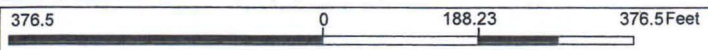


### Legend

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

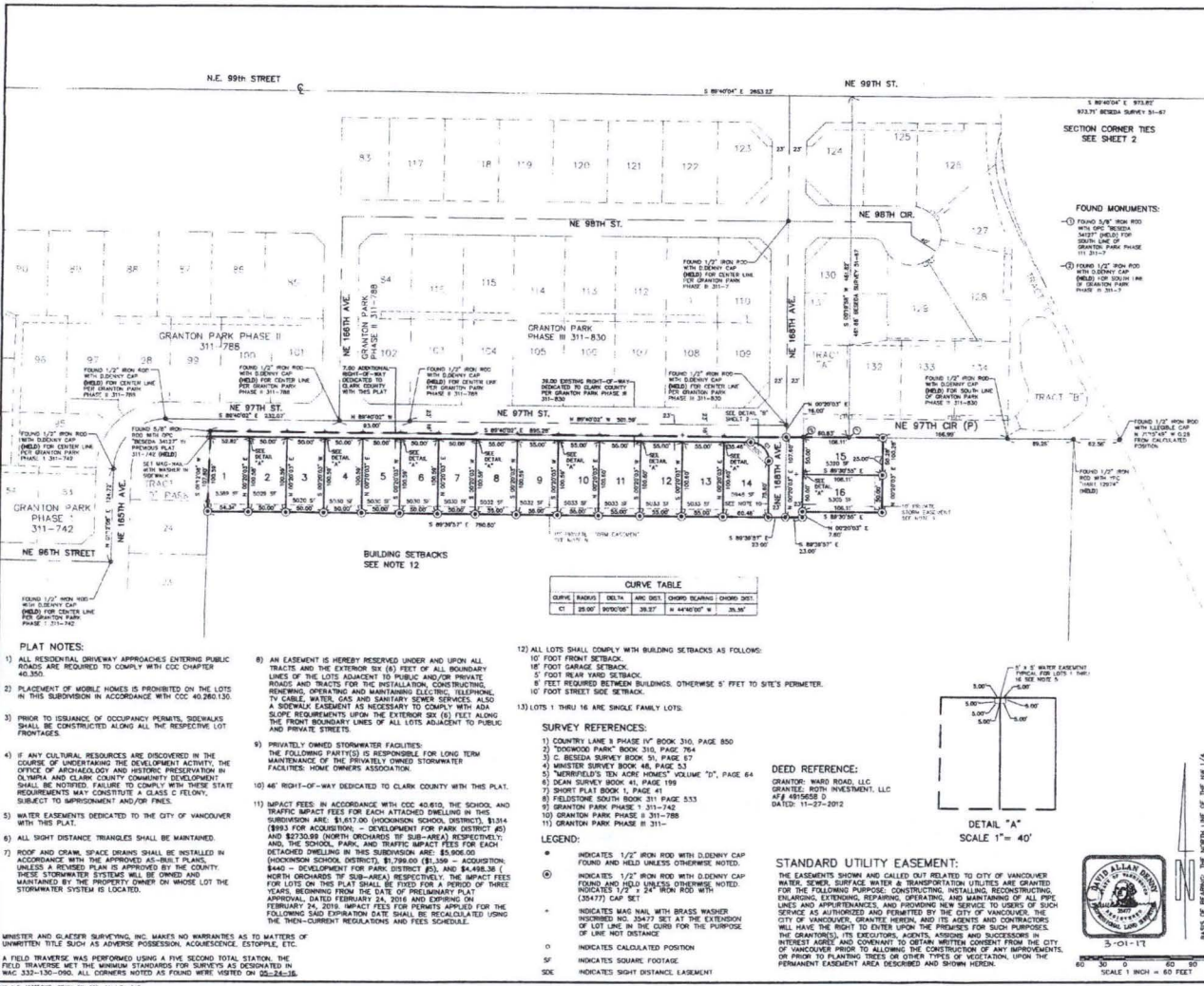
### Notes:

1: 2,259 



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.



**RAMEY LANE  
SUBDIVISION PHASE 1**

PRELIMINARILY APPROVED AS WARD ROAD PROJECT A SUBDIVISION IN A PORTION OF GOVERNMENT LOT 1 AND 2, OF FRACTIONAL NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 1 T. 2 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON  
SHEET 1 OF 2

JOB NO: 16-212 DATE: 09-12-16

CLARK COUNTY PLANNING DIRECTOR:  
APPROVED BY: W. J. [Signature] 3/1/17  
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:  
THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS RAMEY LANE SUBDIVISION PHASE 1  
PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CLARK COUNTY COUNCILORS:  
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

CLARK COUNTY ENGINEER:  
[Signature] 5/1/17  
CLARK COUNTY ENGINEER DATE

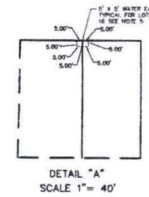
SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
[Signature] 3-01-17  
DAVID ALLAN DENNY PROFESSIONAL LAND SURVEYOR  
PLS # 35477

AUDITOR'S CERTIFICATE:  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_, AT THE  
REQUEST OF \_\_\_\_\_ ROTH INVESTMENT LLC  
AUDITOR'S FILE NUMBER \_\_\_\_\_  
CLARK COUNTY AUDITOR

UTILITY AND SIDEWALK EASEMENT:  
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR S&E (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER, GAS AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR S&E (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC AND PRIVATE STREETS.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	BLANG	CHORD SPT
CT	25.00'	90°00'00"	38.27'	44°40'00"	38.27'	38.27'



- 12) ALL LOTS SHALL COMPLY WITH BUILDING SETBACKS AS FOLLOWS:  
10' FOOT FRONT SETBACK  
18' FOOT GARAGE SETBACK  
5' FOOT REAR YARD SETBACK  
8' FEET REQUIRED BETWEEN BUILDINGS, OTHERWISE 5' FEET TO SITE'S PERIMETER.  
10' FOOT STREET SIDE SETBACK.
- 13) LOTS 1 THRU 16 ARE SINGLE FAMILY LOTS.

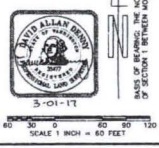
- SURVEY REFERENCES:**
- 1) COUNTRY LANE & PHASE IV BOOK 310, PAGE 850
  - 2) "DORWOOD PARK" BOOK 310, PAGE 764
  - 3) C BESSON SURVEY BOOK 91, PAGE 57
  - 4) MINISTER SURVEY BOOK 46, PAGE 53
  - 5) "MURKIN'S TEN ACRE TRACT" VOLUME "D", PAGE 64
  - 6) DEAN SURVEY BOOK 41, PAGE 199
  - 7) SHIRT PLAT BOOK 1, PAGE 41
  - 8) FELDSTONE SOUTH BOOK 311, PAGE 533
  - 9) GRANTON PARK PHASE 1, 311-742
  - 10) GRANTON PARK PHASE 2, 311-788
  - 11) GRANTON PARK PHASE 3, 311-

- LEGEND:**
- INDICATES 1/2" IRON ROD WITH D.DENNY CAP FOUND AND HELD UNLESS OTHERWISE NOTED.
  - INDICATES 1/2" IRON ROD WITH D.DENNY CAP FOUND AND HELD UNLESS OTHERWISE NOTED. INDICATES 1/2" x 24" IRON ROD WITH (35477) CAP SET.
  - INDICATES BARE NAIL WITH BRASS WASHER INScribed NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURVE FOR THE PURPOSE OF LINE NOT DISTANCE.
  - INDICATES CALCULATED POSITION
  - INDICATES SQUARE FOOTAGE
  - S/E INDICATES SIGHT DISTANCE EASEMENT

**DEED REFERENCE:**  
GRANTOR: WARD ROAD, LLC  
GRANTEE: ROTH INVESTMENT, LLC  
AFF 4815658 D  
DATED: 11-27-2012

**STANDARD UTILITY EASEMENT:**  
THE EASEMENT'S SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE, CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING, AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSE. THE GRANTEE(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND CONSENT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREON.

- PLAT NOTES:**
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC STREETS ARE REQUIRED TO COMPLY WITH CCC CHAPTER 40.350.
  - PLACEMENT OF MOBILE HOMES IS PROHIBITED ON THE LOTS IN THIS SUBDIVISION IN ACCORDANCE WITH CCC 40.280/130.
  - PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
  - IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK 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.
  - WATER EASEMENTS DEDICATED TO THE CITY OF VANCOUVER WITH THIS PLAT.
  - ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
  - ROOF AND DRAIN SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY ENGINEER. STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
  - 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, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER, GAS AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC AND PRIVATE STREETS.
  - PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTIES(S) IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOME OWNERS ASSOCIATION.
  - 46' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
  - IMPACT FEES: IN ACCORDANCE WITH CCC 40.810, THE SCHOOL AND TRAFFIC IMPACT FEES FOR EACH ATTACHED DWELLING IN THIS SUBDIVISION ARE: \$1,817.00 (SCHOOL), \$2,814 (TRAFFIC) FOR ACQUISITION; - DEVELOPMENT FOR PARK DISTRICT (S) AND \$273,089 (NORTH ORCHARD) BY SUB-AREA RESPECTIVELY; AND \$273,089 (NORTH ORCHARD) BY SUB-AREA RESPECTIVELY; AND \$273,089 (NORTH ORCHARD) BY SUB-AREA RESPECTIVELY; AND \$273,089 (NORTH ORCHARD) BY SUB-AREA RESPECTIVELY. IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED FEBRUARY 24, 2016 AND EXPIRING ON FEBRUARY 24, 2019. IMPACT FEES FOR PERMITS APPLIED FOR THE FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.
  - MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.
  - A FIELD TRAVERSE WAS PERFORMED USING A THEODOLITE TOTAL STATION. A FIELD TRAVERSE SET THE UNKNOWN STANDARDS FOR SURVEYS AS DESCRIBED IN MIC 332-130-096. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-24-16.



**MINISTER-GLAESER SURVEYING INC.**  
2200 E. EVERGREEN BLVD  
VANCOUVER, WA 98661  
(360) 894-3313

