

CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Jolma Design, LLC
DATE: Final Plat Consent Agenda – April 25, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00003 NE 28th Street Short Plat
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: NE 28th Street Short Plat – PLD2016-00019/FLD2017-00003

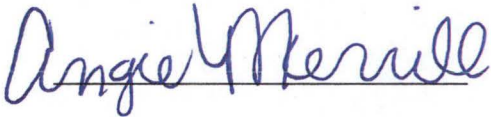
Zoning: R-10; **Lot Size:** The minimum lot area of 10 acres. **Actual Lot Size:** Parcels range in size from 10 acres to 10.22 acres. **Exceptions:** None; **Project Start:** The application vested on October 7, 2016, Pre-application conference was held June 9, 2016, Final order of Short Plat Review approval was January 6, 2017.

COMMUNITY OUTREACH

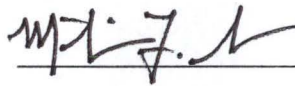
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the November 4, 2016, and property owners located within 500 feet of the site on November 4, 2016.

DISTRIBUTION:


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



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: April 25, 2017

SR 082-17





PLAT NOTES:

- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLUMPIA 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.
- THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCRoACHMENT BY BUILDINGS, ROADS, AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT SOIL.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS, TRACTS AND ACCESS EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING OF 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.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE LOT.
- NO DIRECT ACCESS IS ALLOWED ONTO NE 28TH STREET.
- THIS LAND DIVISION IS EXEMPT FROM A WATER RIGHT AS PROVIDED IN RCW 90.44.050. ALL LOTS ARE LIMITED TO SHARING A TOTAL OF NOT MORE THAN 5,000 GALLONS OF WATER PER DAY FOR DOMESTIC USES. IRRIGATION IS LIMITED TO A COMBINED TOTAL NOT TO EXCEED ONE-HALF ACRE.
- WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, THE SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE INCREASED TO THIRTY (30) FEET, A CLASS "A" OR BETTER RATED ROOF AND NONCOMBUSTIBLE SOUNDING SHALL BE REQUIRED. HOMES EXCEEDING 3600 SQUARE FEET WILL REQUIRE ADDITIONAL FIRE SPRINKLER SYSTEM WHEN ADEQUATE PUBLIC WATER AND A HYDRANTS ARE NOT WITHIN REQUIRED DISTANCES.
- TRAFFIC AND SCHOOL IMPACT FEES SHALL BE PAID ACCORDANCE WITH CCC 40.810.

LEGEND:

- INDICATES FOUND 1/2" STEEL ROD WITH YELLOW PLASTIC CAP "GALVIN 43609", UNLESS NOTED OTHERWISE
- INDICATES CALCULATED POSITION
- W.O.L. INDICATES WEST OF LINE
- INDICATES FENCE LINE

SURVEY REFERENCES:

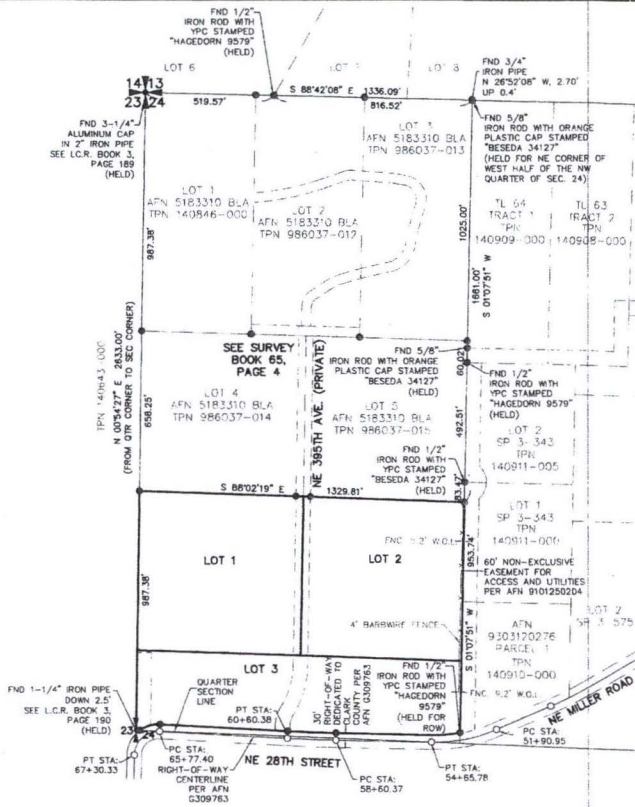
- HAGEDORN SURVEY BOOK 11, PAGE 22
- HAGEDORN SURVEY BOOK 32, PAGE 102
- HAGEDORN SURVEY BOOK 27, PAGE 181
- HAGEDORN SHORT PLAT BOOK 3, PAGE 343
- HAGEDORN SURVEY BOOK 54, PAGE 112
- HAGEDORN SHORT PLAT BOOK 1, PAGE 776
- GALVIN SURVEY BOOK 65, PAGE 4

DEED REFERENCE:

GRANTOR: ROTSCHY INC.
 GRANTEE: ROTSCHY INC.
 A/FN: 5183310 BLA
 DATE: 06-16-2015

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC.
 A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-120-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 05-16-2015.

PREPARED BY:
 MINISTER AND GLAESER SURVEYING, INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA, 98661
 (360) 694-3313



**NE 28TH STREET
 SHORT PLAT**

A SHORT PLAT OF TAX PARCEL 986037-016,
 LOCATED IN THE SW 1/4, NW 1/4 OF SECTION 24,
 T. 2 N., R. 4 E., W. M.,
 CLARK COUNTY, WASHINGTON
 JOB NO.: 15-214 DATE: 4-03-17

SHEET 1 OF 2

CLARK COUNTY HEALTH DEPARTMENT:

THIS SHORT 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 PERMIT APPLICATION. (SEE NOTE NO. 6).

- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
- AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
- AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
- LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL, ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

Carla C. Dowder, R.D. 4/11/17
 COUNTY HEALTH OFFICER DATE

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.0. LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

PUBLIC WORKS:

APPROVED: _____ DATE _____
 COUNTY ENGINEER

COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: *[Signature]* 4/11/17
 DIRECTOR DATE

COUNTY COUNCILORS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON THIS _____ DAY OF _____, 2017.

APPROVED: _____
 CHAIR OF THE BOARD OF COUNTY COUNCILORS

ATTESTED BY: _____
 CLERK TO THE BOARD OF COUNTY COUNCILORS

AUDITOR:
 FILED FOR RECORD THIS _____ DAY OF _____ 2017
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF _____ ROTSCHY INC.
 AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR _____

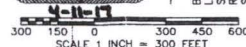
SURVEYOR'S CERTIFICATE:

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

Craig A. Galvin 4-11-17
 CRAIG A. GALVIN, PROFESSIONAL LAND SURVEYOR DATE
 PLS NO. 43609



BASIS OF BEARING: N 88°42'08" W FOR THE NORTH
 LINE OF SECTION 24, T2N, R4E, W4M AS SHOWN ON SURVEY
 REFERENCE NO. 5 BETWEEN FOUND MONUMENTS AS
 SHOWN HEREON.



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SHEET 2 OF 2

LEGEND:

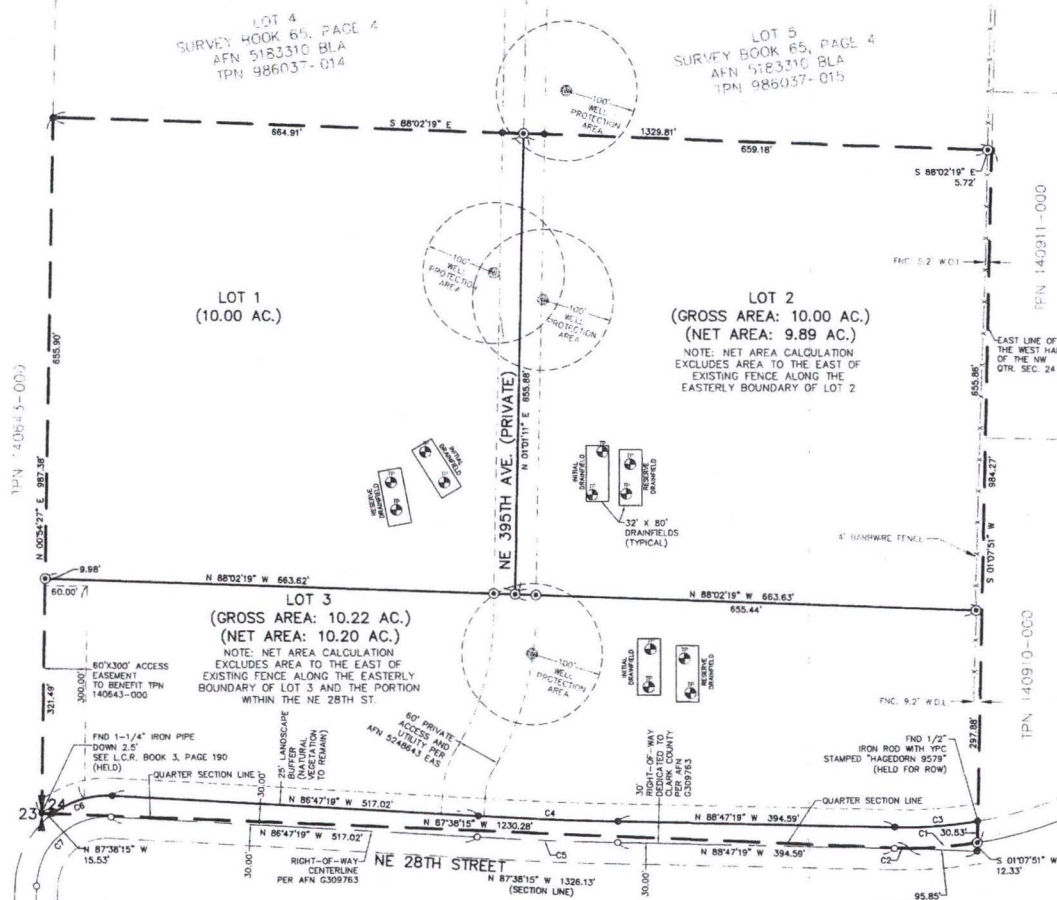
- INDICATES FOUND 1/2" STEEL ROD WITH YELLOW PLASTIC CAP "GALVIN 43609", UNLESS NOTED OTHERWISE
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" STEEL ROD WITH YELLOW PLASTIC CAP "GALVIN 43609" SET
- W.O.L. INDICATES WEST OF LINE
- - - INDICATES FENCE LINE
- ⊕ INDICATES SEPTIC TEST PIT

SURVEY REFERENCES:

1. HAGEDORN SURVEY BOOK 11, PAGE 22
2. HAGEDORN SURVEY BOOK 32, PAGE 122
3. HAGEDORN SURVEY BOOK 27, PAGE 181
4. HAGEDORN SHORT PLAT BOOK 3, PAGE 343
5. HAGEDORN SURVEY BOOK 34, PAGE 112
6. HAGEDORN SHORT PLAT BOOK 1, PAGE 776
7. GALVIN SURVEY BOOK 65, PAGE 4

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	636.62'	8°40'57"	96.47'	N 85°00'50" E	96.38'
C2	636.62'	1°51'22"	20.62'	N 89°43'00" W	20.62'
C3	606.62'	11°03'44"	117.12'	N 85°40'49" E	116.94'
C4	5696.65'	2°00'00"	198.96'	N 87°47'19" W	198.95'
C5	5729.65'	2°00'00"	200.01'	N 87°47'19" W	200.00'
C6	130.00'	39°29'47"	88.61'	N 73°27'48" E	87.85'
C7	100.00'	91°45'00"	160.13'	N 47°20'11" E	143.56'



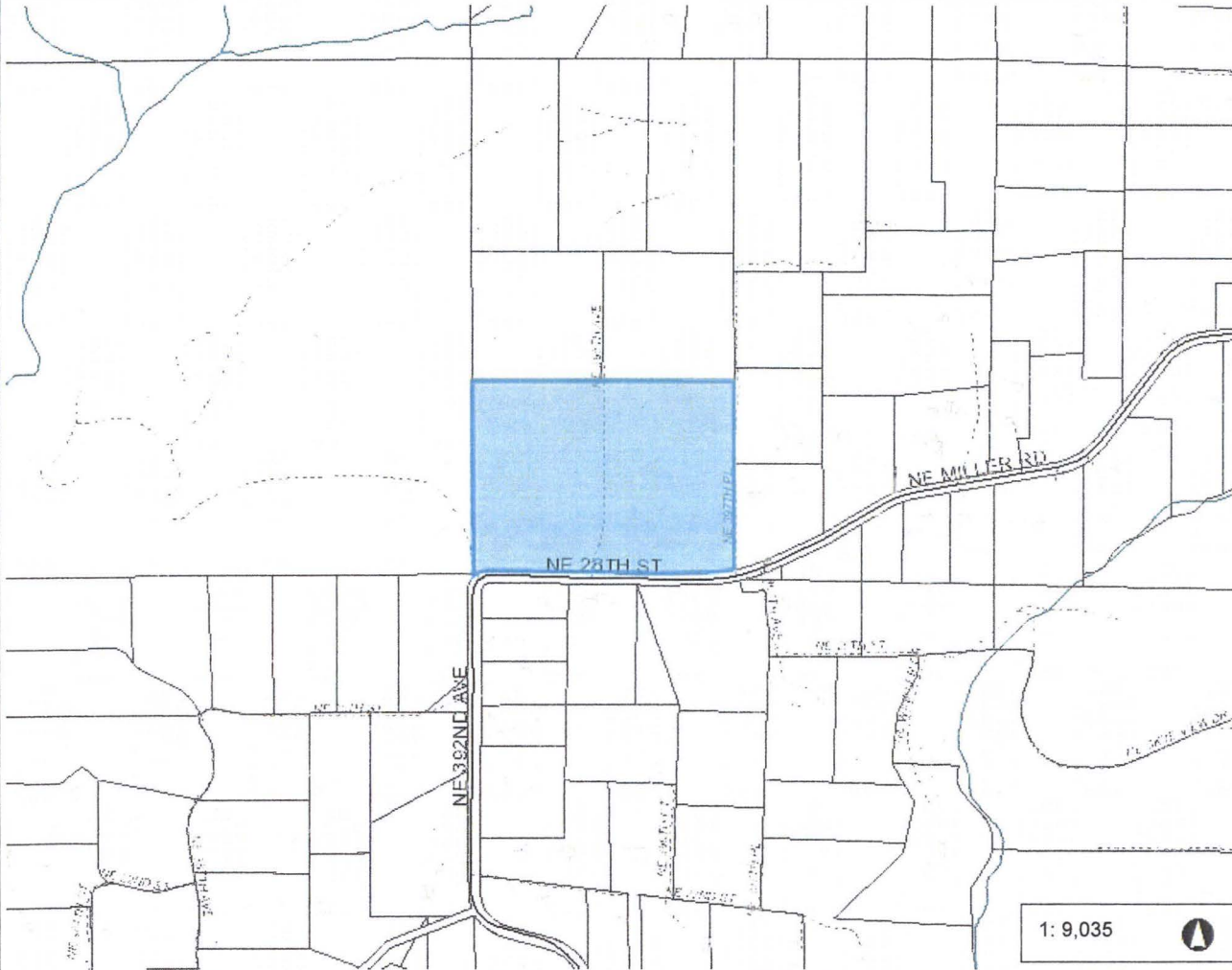
BASIS OF BEARING: N 86°47'08" W FOR THE NORTH LINE OF THE WEST HALF OF THE NW QUARTER OF SECTION 24, T2N, R4E, W.M. AS SHOWN ON SURVEY REFERENCE NO. 5 BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

SCALE 1 INCH = 100 FEET

PREPARED BY:
MINISTER AND GLAESER SURVEYING, INC.
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Vicinity Map



Legend

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

Notes:

1: 9,035 

1,505.9 0 752.93 1,505.9 Feet

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

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