

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Kline Rentals, LLC
DATE: Final Plat Consent Agenda – May 2, 2017
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00030 Kline Rentals Townhomes

 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Kline Rentals Townhomes PLD2006-00131/
FLD2016-00030

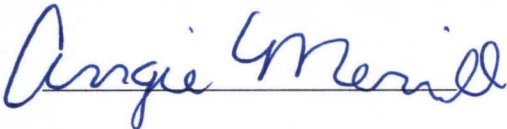
Zoning: R-22; **Lot Size:** The minimum lot area of 4,000 square feet and 15-22 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 1,534 square feet to 3,096 square feet. **Exceptions:** None; **Project Start:** The application vested on December 20, 2006, Pre-application conference was held June 8, 2006, Final order of Subdivision Review approval was June 19, 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 January 3, 2007, and property owners located within 300 feet of the site on January 3, 2007. A revised notice for a change in the hearing date was mailed to the applicant and property owners within 300 feet of the site on April 20, 2007. Notice of hearing was posted on the site on May 16, 2007.

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

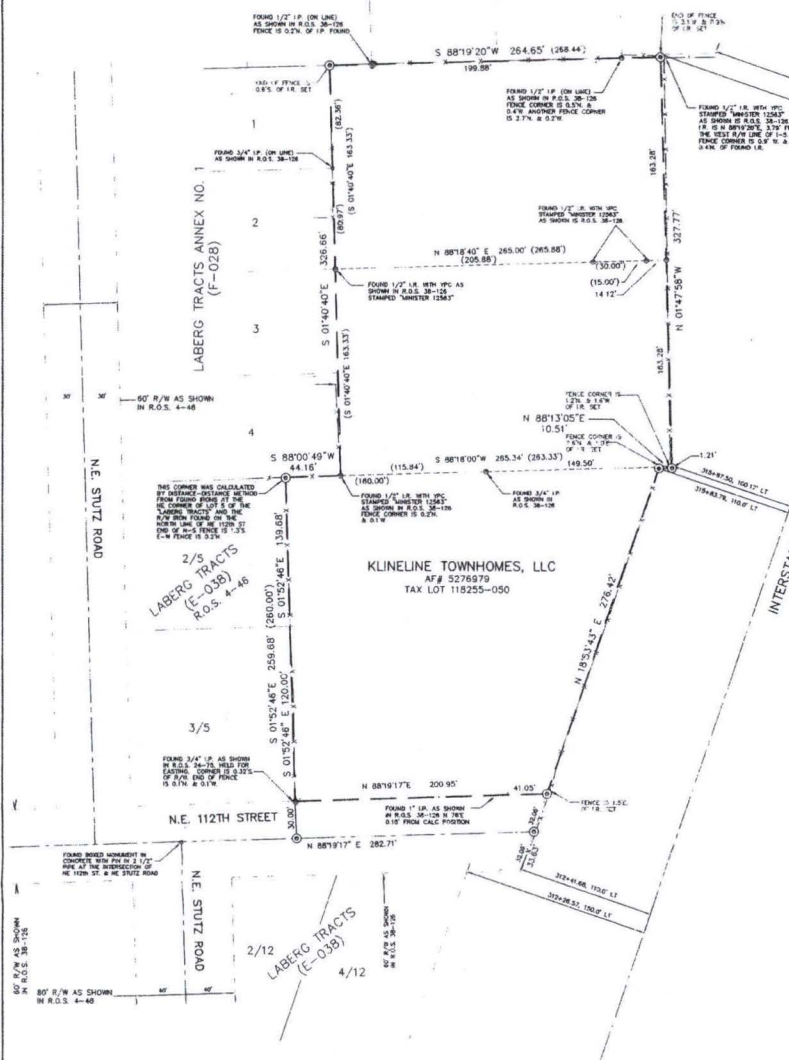
May 2, 2017
SR 094-17



KLINELINE TOWNHOMES SUBDIVISION

IN A PORTION OF
LABERG TRACTS (E-038)
AND IN A PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 35, T. 3 N., R. 1 E., W.M.
CLARK COUNTY, WASHINGTON
SHEET 1 OF 3

EASTVIEW
(G-143)



DEED REFERENCES:

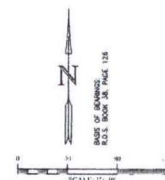
GRANTOR: GARDEN VIEW TRUST
GRANTEE: KLINELINE TOWNHOMES, LLC
AP NO. 5278979
DATE: 04/25/2016

SURVEY REFERENCES:

- LABERG ANNEX BOOK "F", PAGE 28
- LABERG TRACTS ANNEX NO. 1, BOOK "E", PAGE 38
- "LAWNVIEW" BOOK "C", PAGE 143
- SURVEY BOOK A, PAGE 48
- SURVEY BOOK B, PAGE 124

NOTES:

- LOTS 1, 2, 3 AND 4 SHALL RECEIVE IMPACT FEE CREDITS



COUNTY PLANNING DIRECTOR

APPROVED BY: *[Signature]* 4/19/17 DATE

CLARK COUNTY AUDITOR

ATTESTED BY: _____ (COUNTY AUDITOR)

FILED FOR RECORD THIS _____ DAY OF _____, 2017
AUDITORS FILE NO. _____ BOOK _____ OF PLATS, PAGE _____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. 58.17.070, LAMS OF WASHINGTON TO BE KNOWN AS "KLINELINE TOWNHOMES" SUBDIVISION PLAT NO. _____ 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____

CHAIR 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 1 THRU 40 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

[Signature] 4/18/17
DISTRICT HEALTH OFFICER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 4-17-17
FILE # FIELD PROFESSIONAL LAND SURVEYOR, FLS NO. A1032 DATE

- REQUIRED NOTES:**
- MOBILE HOMES: "MOBILE HOMES ARE NOT PERMITTED ON ANY LOT IN THIS SUBDIVISION."
 - SIGNATURES: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIGNATURES SHALL BE CONSIDERED ALONG ALL THE RESPECTIVE LOT BOUNDARIES.
 - 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 SPECIAL EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS."
 - DRIVERS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CCC CHAPTER 40.350."
 - PRIVATELY OWNED STORMWATER FACILITIES: "THE FOLLOWING PARTIES IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOMEOWNERS ASSOCIATION."
 - ARCHAEOLOGY: "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLATSOP 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 FINE."
 - TRACT "A": "TRACT "A" IS A PRIVATE ROAD TRACT AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION; AN EASEMENT IS HEREBY GRANTED TO GRIND FOR SANITARY SEWER."

- REQUIRED NOTES (CONT.):**
- PRIVATE ROAD, NOTED AS TRACT "A" AND SHOWN ON THIS PLAT, SHALL HAVE A PUBLIC WATER UTILITY EASEMENT OVER AND UNDER THIS TRACT, AND THIS EASEMENT ALONG WITH ALL OTHER PUBLIC WATER EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN ON THE PLAT, ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THERE UNDER, PIPE LINES, AND/OR MANS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRASS, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING, AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE ACCESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.
 - IMPACT FEES: "IN ACCORDANCE WITH CCC 40.810, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: \$1,450.00 (VANOKANAWA SCHOOL DISTRICT), \$1,472.00 (B1151.00 - ACQUISITION: \$331.00 - DEVELOPMENT FOR PARK DISTRICT (8)), AND \$894.58 (HAZEL DELL TWP SUBAREA) RESPECTIVELY. THE 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 MAY 5, 2013 AND EXPIRING ON MAY 4, 2016. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULED."

- LEGEND**
- INDICATES FOUND MONUMENT AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH (FEEDER #1223) CAP SET
 - INDICATES CALCULATED POSITION
 - INDICATES RIGHT-OF-WAY
 - () INDICATES RECORD DATA PER SURVEY REFERENCE NO. 5
 - INDICATES CENTERLINE
 - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - INDICATES EASEMENT

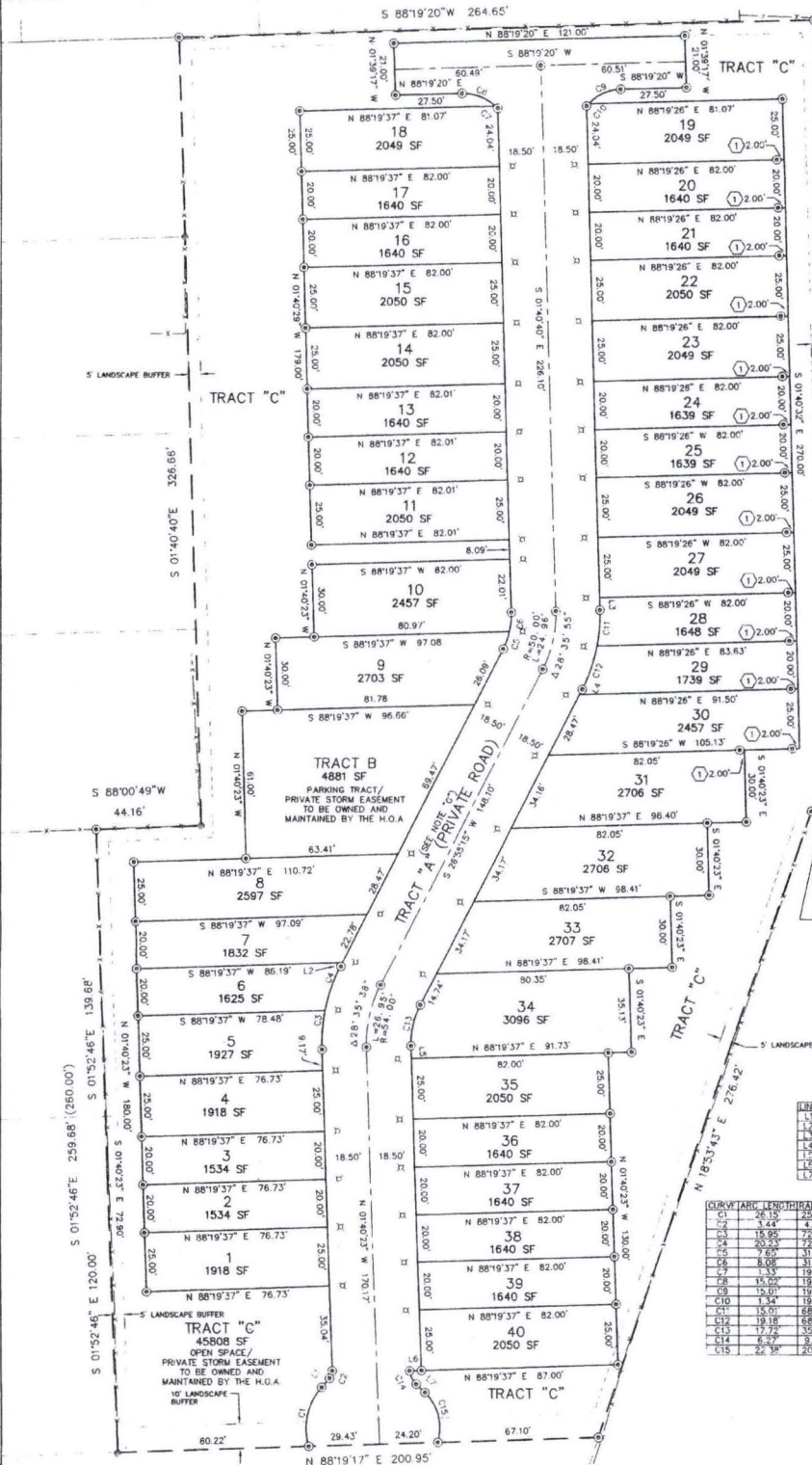
A FIELD TRAVELER WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING LINE. THE FIELD TRAVELER MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN THIS 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 2-10-2016.



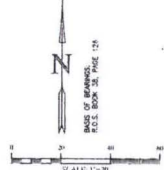
KPF SURVEYING, INC.
1514 N.E. 28TH AVE. CAMAS, WA 98607
NO. 10323

DATE: 4-17-17
SCALE: 1"=40'
JOB NO.: 16-004
CART. BY: KPF
DRAWN BY: GPF
CHECKED BY: KPF
SHEET: 1 OF 3

**KLINE TOWNHOMES
SUBDIVISION**
IN A PORTION OF
LABERG TRACTS (F-038)
AND IN A PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 35, T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 3



① SET CORNER 2.00' WEST
ONLINE, ACTUAL CORNER
FALLS IN RETAINING WALL



LINE	BEARING	DISTANCE
L1	N 88°19'20" E	121.00
L2	N 88°19'20" E	121.00
L3	N 88°19'20" E	121.00
L4	N 88°19'20" E	121.00
L5	N 88°19'20" E	121.00
L6	N 88°19'20" E	121.00
L7	N 88°19'20" E	121.00

CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.15	25.50	58.45°53"	S 12°43'29" W	24.02
C2	14.49	4.50	43.68°48"	S 20°31'01" W	3.98
C3	15.80	22.50	19.48°30"	S 04°19'55" W	15.92
C4	20.23	72.50	15.59°08"	S 8°56'41" W	18.85
C5	17.60	31.50	13.54°50"	N 19°58'00" E	7.83
C6	8.08	31.50	14.91°25"	S 05°40'03" W	6.05
C7	13.33	19.50	3.84°50"	N 45°05'49" W	13.51
C8	15.02	19.50	44.07°26"	S 69°45'57" E	14.65
C9	15.01	19.50	44.06°41"	S 69°45'59" W	14.64
C10	15.01	19.50	3.85°50"	S 49°25'11" W	13.51
C11	15.01	68.50	17.33°28"	S 04°38'04" W	14.98
C12	19.18	68.50	16.02°27"	N 18°54'02" E	19.11
C13	17.73	35.50	28.01°56"	N 19°59'48" E	17.53
C14	6.27	6.50	39.49°43"	S 28°59'50" E	6.18
C15	22.39	20.50	62.33°49"	N 14°10'17" W	21.29



DATE: 4/15/21
SCALE: 1"=20'
JOB NO.: 16-00
DRAWN BY: KPF
CHECKED BY: KPF
SHEET: 2 OF 3

KPF
SURVEYING, INC.
3514 N.E. 26TH AVE. GAINES, WA 98047
WASHINGTON, WASHINGTON



Vicinity Map



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

Notes:

1: 4,518



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

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