

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Lennar Northwest

DATE: Final Plat Consent Agenda – May 23, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00057 Herzog Farm Phase 2

☒ Consent ☐ Hearing ☐ County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Herzog Farm Phase 2, PLD2014-00025/FLD2016-00057.

Project review: The application vested on 12/19/2014. A pre-application conference was held 4/24/2014. Preliminary approval was issued on 6/4/2015. Final engineering approval was granted 6/3/2016.

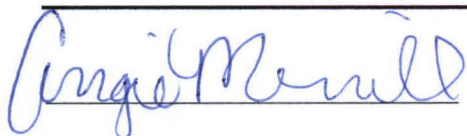
Zoning: R1-20 and R1-10; **Lot Size:** The R1-20 zone has a minimum lot area of 20,000 square feet and a maximum average lot area of 30,000 square feet. The R1-10 zone has a minimum lot area of 10,000 square feet and a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 7,770 square feet to 20,393 square feet. Some of the lots are below the standard minimum lot size of the zone because the project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided open space to protect habitat, steep slopes, floodplain and shoreline areas and to provide active open space area.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on 3/23/2015. Notice of the application and hearing were posted on the site by the applicant on March 16, 2015.

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

DATE: 5-23-17

SR# 110-17



APPROVED: _____
Mark McCauley, County Manager

DATE: _____



Vicinity Map



Legend

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

Notes:

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>

1: 9,035



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.

DEED REFERENCE:

- 3) ASLEY RIDGE BOOK 31 PAGE 71*
- 2) ASLEY RIDGE P-11 BOOK 310 PAGE 767
- 2) ASLEY RIDGE P-8 BOOK J PAGE 552
- 4) YAMASHITA SURVEY BOOK 58 PAGE 141*
- 9) HAGEDORN SURVEY BOOK 18 PAGE 418
- 1) HAGEDORN SURVEY BOOK 18 PAGE 418
- 7) MILLA RIDGE PHASE 5 BOOK 311 PAGE 64*
- 5) YAMASHITA SURVEY BOOK 58 PAGE 18
- 2) WEST PEARL BOOK 31 PAGE 820
- 1) HAGEDORN SURVEY BOOK 4 PAGE 143
- 11) KNIGHT SURVEY 1847
- 2) REVERIE AT MILLA RIDGE BOOK 311 PAGE 1
- 2) SURGET RIDGE BOOK 311 PAGE 491
- 1) SURGET RIDGE BOOK 311 PAGE 100
- 8) COONEY SURVEY BOOK 45 PAGE 63
- 8) PUMPHREY SHORT FLAT BOOK 2 PAGE 53*
- 7) RENTON SURVEY BOOK 55 PAGE 198
- 1) RENTON SURVEY BOOK 55 PAGE 198
- 19) NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY KALAUNA TO GANDOVER
- 2) HEDDEN SURVEY BOOK 38 PAGE 120
- 2) HEDDEN SURVEY BOOK 38 PAGE 105
- 2) HOWEY TOWN P-1 BOOK 311 PAGE 821

- GRANTOR: MARGARET HERZOG
GRANTEE: HERZOG INVESTMENTS LLC
AFN: 3830248
DATED: 5-20-2004

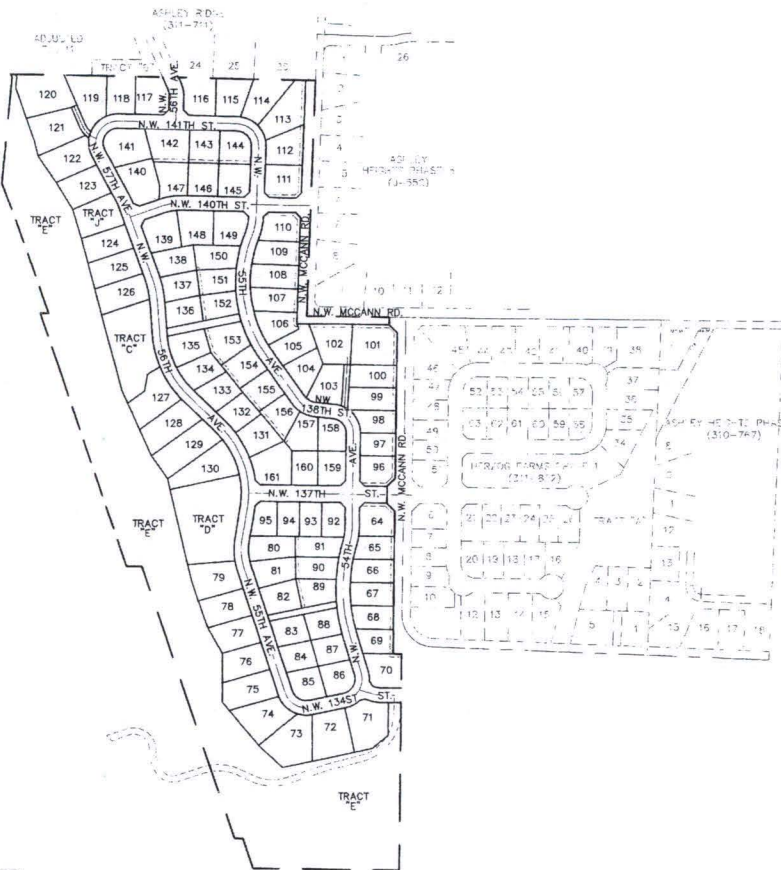
PLAT NOTES:

- [illegible]

LEGEND:

- 0 INDICATES MONUMENT FOUND AS NOTED
- ⊕ INDICATES 1/2" x 24" IRON ROD WITH (0.00000 35477) CAP SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. PLS. 35477 SET AT THE EXTENSION OF LOT LINE IN THE PLAT. SEE THE SURVEYOR'S LINE AND DISTANCE

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-31-15.



HERZOG FARM PHASE 2

PRELIMINARILY APPROVED AS
PLEASANT VIEW ESTATES P.U.D.
A SUBDIVISION IN A PORTION OF
THE IRA PATTERSON D.L.C. AND
THE SILAS CURTIS D.L.C.
IN A PORTION OF THE
NE 1/4, NW 1/4
AND SE 1/4 OF THE NE 1/4
OF SECTION 30
AND THE SE 1/4 AND SW 1/4
OF THE SE 1/4 OF SECTION 19,
T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: M. J. L. 5/11/17
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1981, TO BE KNOWN AS HERZOG FARM PHASE 2
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__.

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS

ATTESTED BY: _____
CLERK TO THE BOARD OF CLARK COUNTY 7/5/2018

CLARK COUNTY ENGINEER:

Carolyn L. Brainerd for V. Keith Brainerd 5/12/2011

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 84 THRU 181 ARE APPROVED. AN APPROVED PUBLIC
WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
Carla C. Sowder, R.S. 5/11/17
COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:

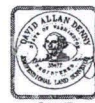
FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF PLATS, AT PAGE _____ AT THE
REQUEST OF _____ LENNAR N.W. INC.
AUDITOR'S FILE NUMBER _____

DEAR 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.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR
PLS # 35477



5-11-17

150 75 0 150 225 300

SCALE 1 INCH = 150 FEET

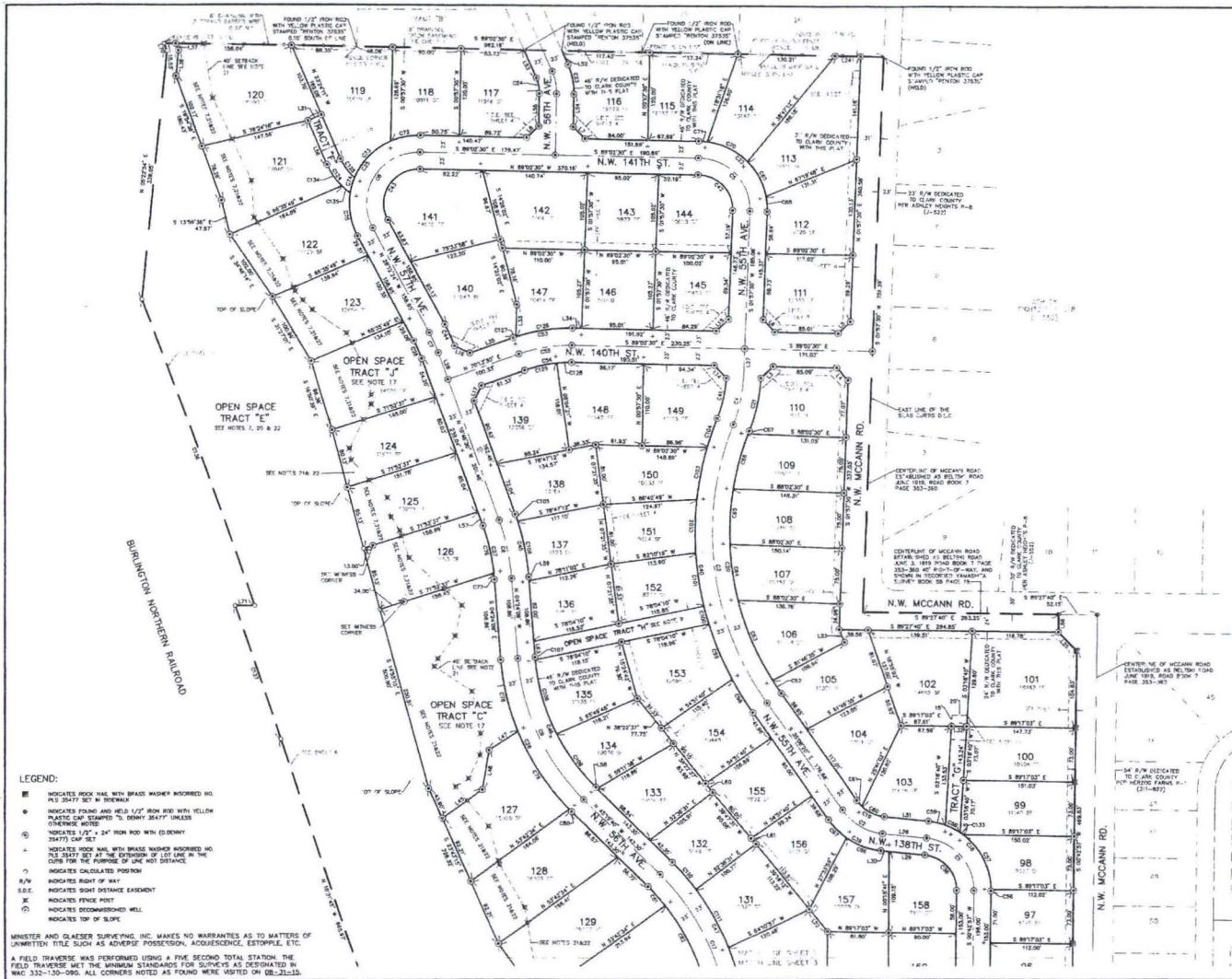


MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 16-203
DATE: 25-10-17
CALC BY: DAD
DRAWN BY: DEC
CHECKED BY: DAD
FILE: 16203.DWG

HERZOG FARM PHASE 2

PRELIMINARILY APPROVED AS
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CLARK COUNTY, WASHINGTON
SHEET 2 OF 7



LEGEND:

- INDICATES ROCK NAIL WITH BRASS WADSWORTH NO. 115 3/4" SET IN ROCK
- INDICATES PILING AND WELD 1/2" ROD END WITH YELLOW PLASTIC CAP REMOVED TO EXPOSE BRASS UNLESS OTHERWISE NOTED
- INDICATES 1/2" x 3/4" IRON ROD WITH (BROWN) 3/4" CAP SET
- ⊕ INDICATES IRON NAIL WITH BRASS WADSWORTH NO. 115 3/4" SET AT THE EXTENSION OF 1ST LINE IN THE CORNER FOR THE PURPOSE OF LINE NOT DISTANCE
- ⊙ INDICATES CALCULATED POSITION
- ⊙ INDICATES RIGHT OF WAY
- ⊙ INDICATES SHORT DISTANCE EASEMENT
- ⊙ INDICATES FENCE POST
- ⊙ INDICATES DECOMMISSIONED WELL
- ⊙ INDICATES TOP OF BLIND

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEY AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-21-10.



SCALE 1 INCH = 80 FEET

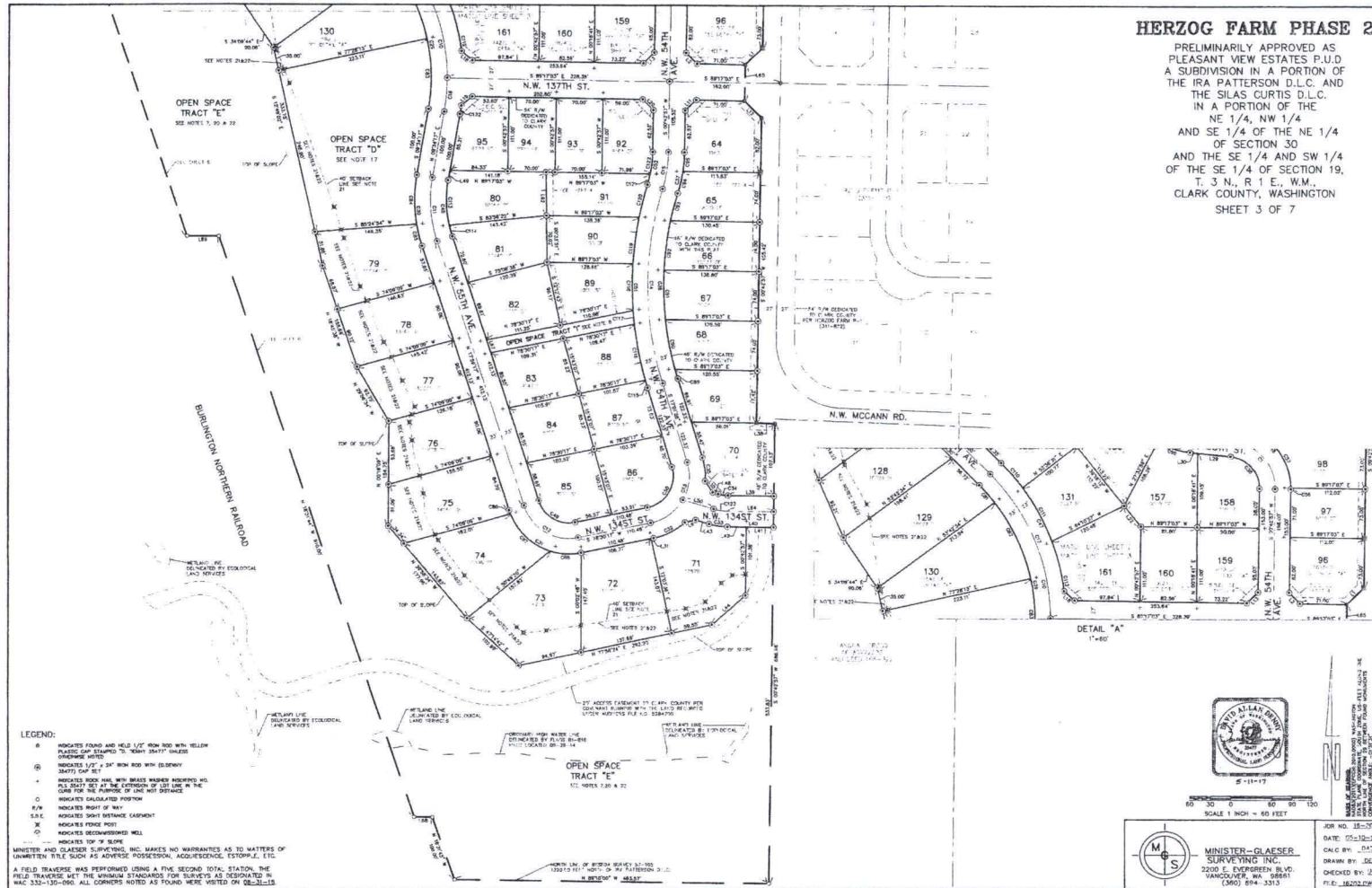


MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-202
DATE 08-18-11
CALC BY: BAO
DRAWN BY: JCR
CHECKED BY: BAO
FILE: 18-202.DWG

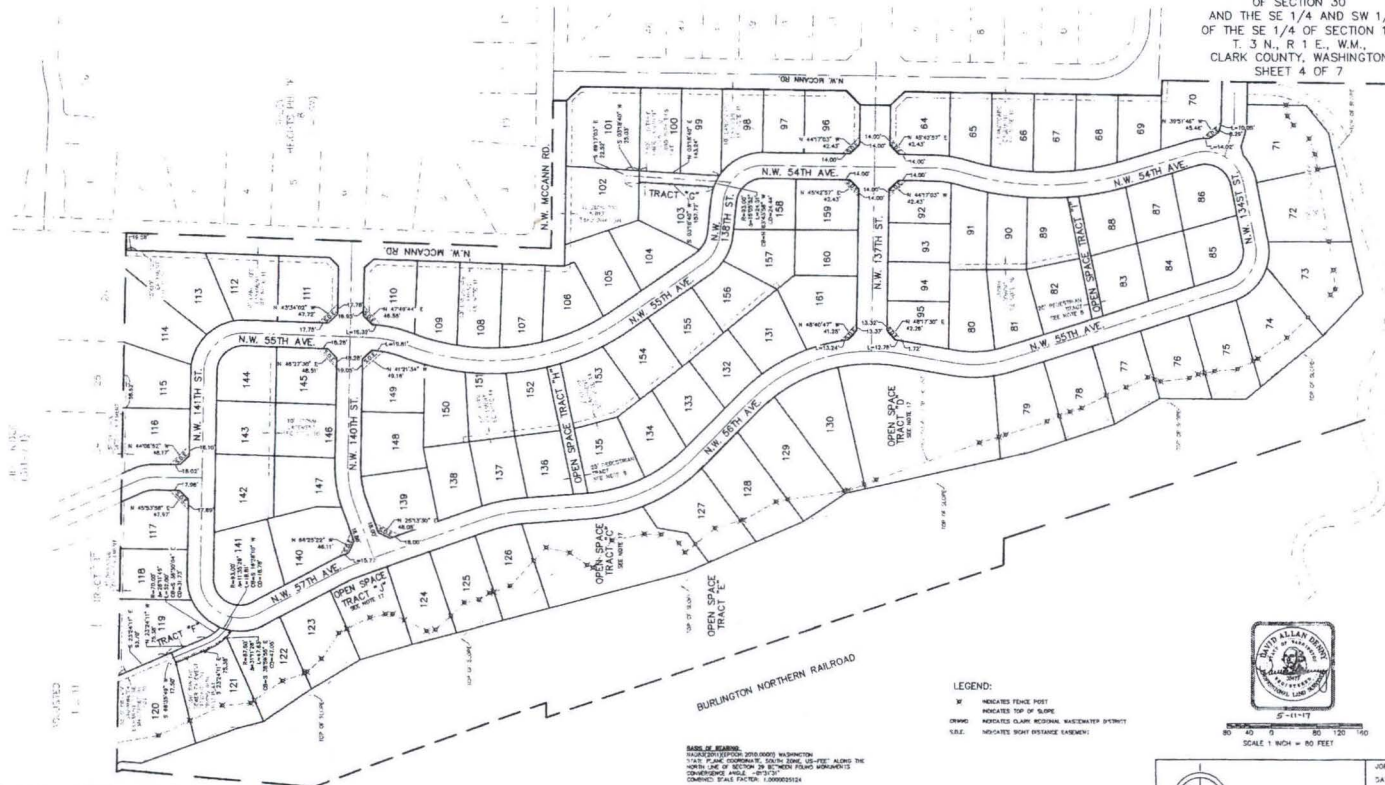
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SHEET 3 OF 7



HERZOG FARM PHASE 2

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SHEET 4 OF 7



SCALE 1 INCH = 80 FEET



MINISTER-GLAESER
SURVEYING INC.
2202 E. EVERETT BLVD.
VANCOUVER, WASH.
(206) 894-3373

JOB NO. 2000-01
DATE: 08-01-01
DRAWN BY: JED
CHECKED BY: JED
FILE: 19-03-000

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, EJECTMENT, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEY AS SET FORTH IN
WAC 333-150-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-01-01.

TABLE OF RECORDS
SUBDIVISION OF HERZOG FARM PHASE 2
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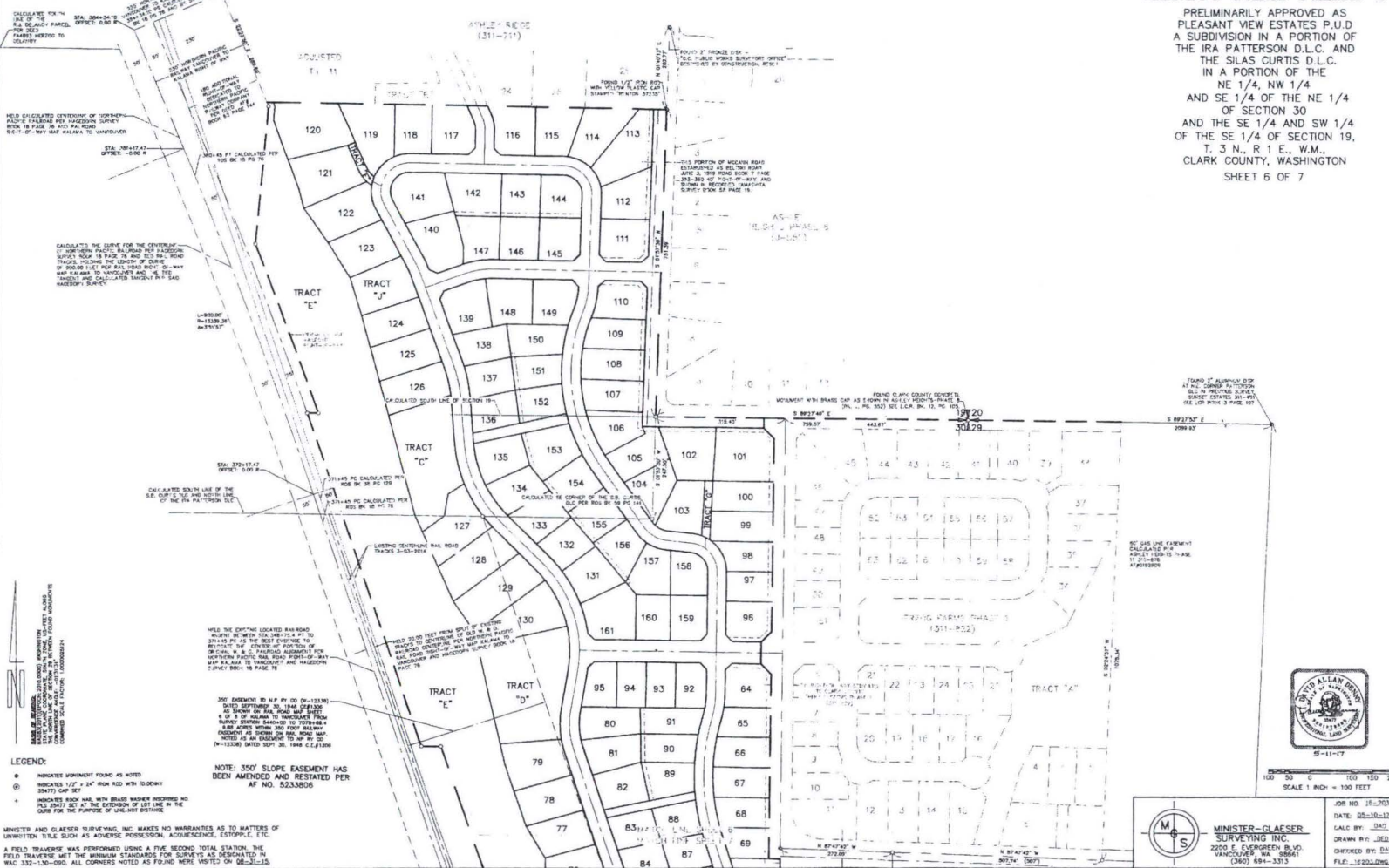
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JOB NO. 16-273
DATE: 7-10-17
CALC BY: DAD
DRAWN BY: JLL
CHECKED BY: DAD
FILE: 16203.DWG

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SHEET 6 OF 7



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CLARK COUNTY, WASHINGTON
SHEET 7 OF 7

LEGEND:

- 1. MONUMENTS FOUND AS NOTED
- 2. MONUMENTS SET BY SURVEYOR WITH EVIDENCE
- 3. MONUMENTS SET BY SURVEYOR WITH EVIDENCE
- 4. MONUMENTS SET BY SURVEYOR WITH EVIDENCE

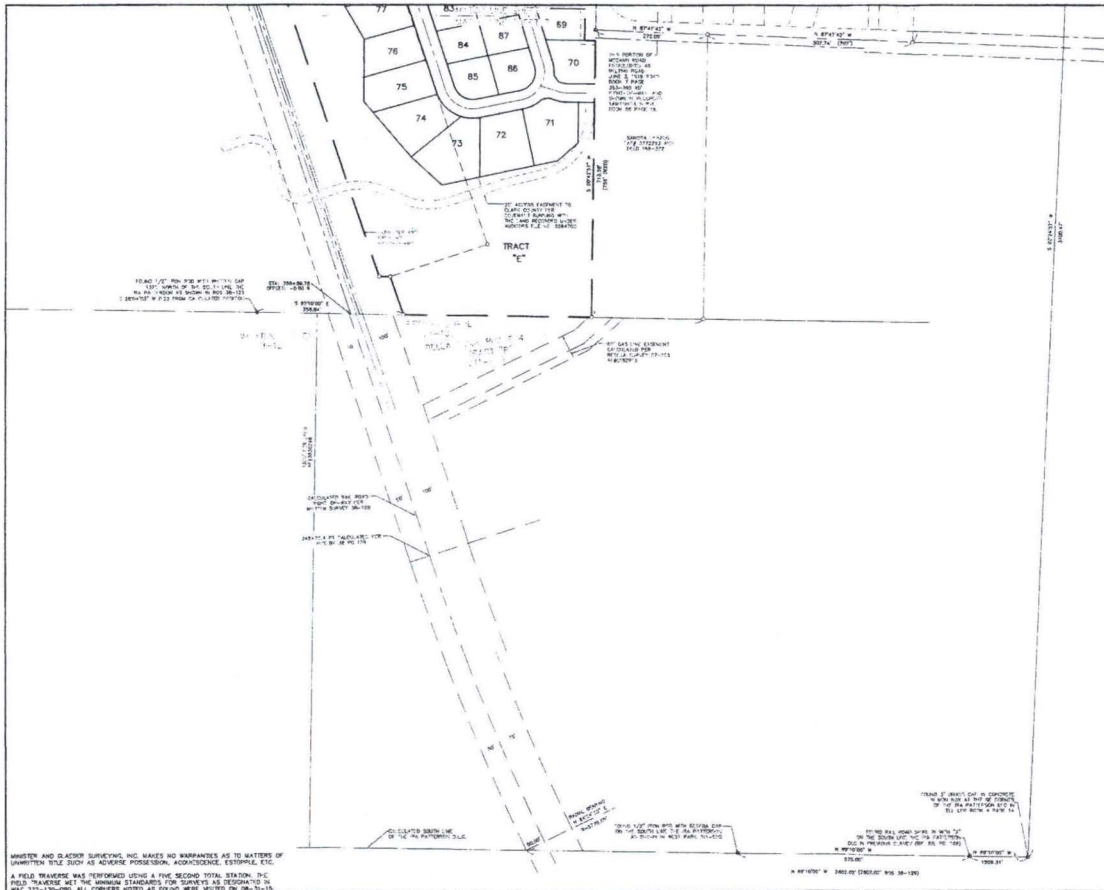


SCALE 1 INCH = 100 FEET



MINISTER-GLAESER
SURVEYING INC.
2000 E. EVERETT BLVD.
VANCOUVER, WA 98661
(206) 894-3374

JOB NO. 15-241
DATE 05-05-11
SCALE BY JDS
DRAWN BY JDS
CHECKED BY JDS
FILED 05-05-11



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ADVANCEMENT, EJECTMENT, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS SET FORTH IN
RCW 22-120-090. ALL CORRECTIONS NOTED AS FOUND WERE WITHIN THE 5-11-17