CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Douglas Kolberg

DATE: Final Plat Consent Agenda – June 13, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00006 Kole's Landing PUD Phase 3
__X__ Consent ____ Hearing ____ County Manager

BACKGROUND
Transmitted for acceptance by the Councilors is the plat for Kole's Landing PUD Phase 3 PLD2006-00038/PST2011-00024/ FLD2017-00006

Project review: The application vested on 10/28/2005. A pre-application conference was held 11/22/2005. Preliminary approval was issued on 8/30/2006. Final engineering approval was granted 2/26/2008.

Zoning: R1-6; **Lot Size**: The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum lot area of 8,500 square feet. **Actual Lot Size**: Parcels range in size from 2,670 square feet to 11,449 square feet.

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 area for an 8.89 acre park tract within a BPA easement to provide active open space area in the form of pedestrian trails, picnic areas, circuit training stations and horse shoe facilities.

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 4/28/2006. Notice of the application and hearing were posted on the site by the applicant on 6/14/2006.

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

Angie Merrill

Planning Tech,
Angie Merrill

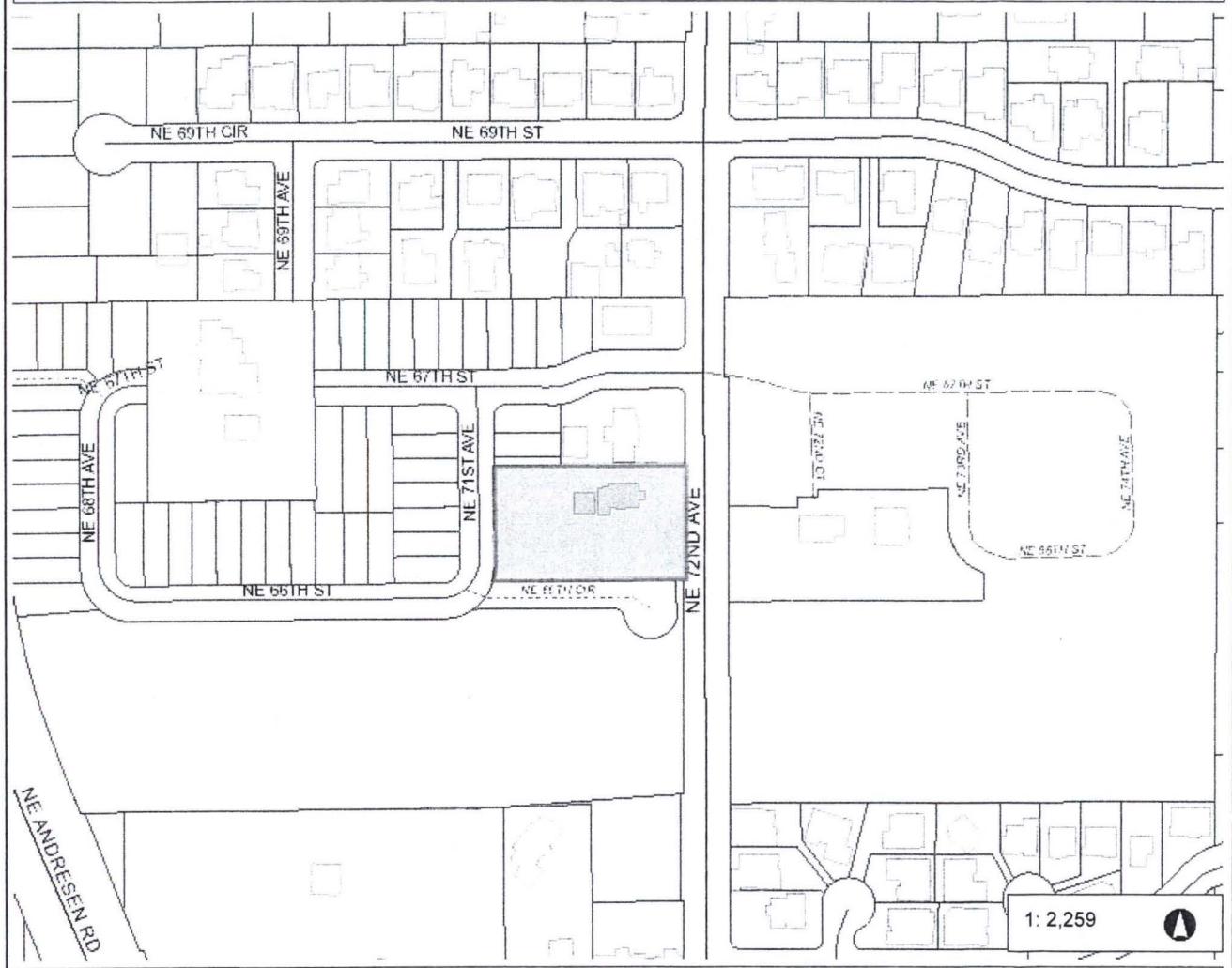
Director Community Development,
Marty Snell

APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 6-13-17

SR# 118-17

Vicinity Map



Legend

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

Notes:

376.5 0 188.23 376.5 Feet

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.

KOLES LANDING PUD
PHASE 3

A SUBDIVISION IN THE
NE 1/4 SE 1/4 OF SEC. 7,
T2N, R2E, W.M.,
CLARK COUNTY, WASHINGTON
JANUARY, 2017

COUNTY PLANNING DIRECTOR

APPROVED BY _____ 9/21/17
COUNTY PLANNING DIRECTOR DATE

CLARK COUNTY PUBLIC WORKS

APPROVED BY _____ 9/12/17
CLARK COUNTY ENGINEER DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981. TO BE KNOWN AS

KOLES LANDING PUD PHASE 3

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

_____
COUNTY ASSESSOR

COUNTY AUDITOR

ATTESTED BY _____
COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 2017,

AUDITORS FILE NO. _____ BOOK ____ PAGE ____

COUNTY COUNCILORS

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, COUNTY OF CLARK, STATE OF WASHINGTON.

THIS ___ DAY OF _____ 2017.

_____
CHAIR OF THE BOARD

ATTEST: _____
CLERK TO THE BOARD

CLARK COUNTY HEALTH DEPARTMENT

LOTS 96-104 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE REQUIRED.

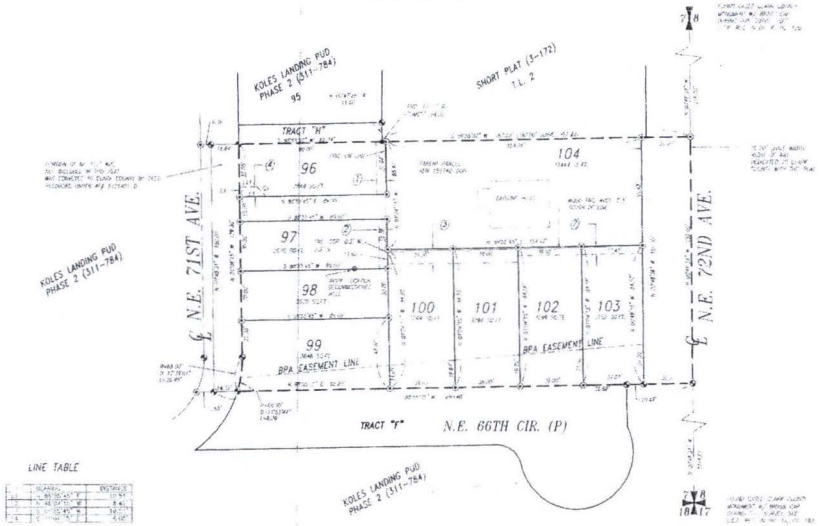
_____ 9/20/17
COUNTY HEALTH OFFICER DATE

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

_____ 5-30-2017
PATRICK J. SWOTT DATE
PROFESSIONAL LAND SURVEYOR NO. 46824

5-30-2017



LINE TABLE

	BEARING	DISTANCE
L1	N 89°55'45" E	10.55'
L2	N 46°09'45" E	14.14'
L3	S 43°50'15" E	34.00'
L4	S 89°55'45" W	42.00'

LEGEND

- ⊙ SET 1/2" X 24" STEEL ROD WITH PLASTIC CAP STAMPED "OLSON ENGINEERING INC." UNLESS OTHERWISE NOTED
- ⊗ SET 1/2" X 24" STEEL ROD WITH PLASTIC CAP STAMPED "OLSON ENGINEERING INC." UNLESS OTHERWISE NOTED
- ● FOUND MONUMENT AS NOTED, HELD TO ESTABLISH BOUNDARY LINES

1"=30'

CLARK COUNTY REQUIRED NOTES

1. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
2. EACH SINGLE FAMILY LOT SHALL COMPLY WITH THE FOLLOWING DEVELOPMENT STANDARDS:
   MINIMUM LOT AREA = 2,000 SQ. FT.
   MINIMUM LOT WIDTH = 20 FEET
   MINIMUM LOT DEPTH = 70 FEET
   FRONT YARD SETBACK (PRIMARY) = 10 FEET
   FRONT YARD SETBACK (GARAGE) = 18 FEET
   STREET SIDE YARD = 10 FEET
   INTERIOR SIDE YARD = 5 FEET (ZERO FEET ON ONE SIDE IF THE ADJACENT LOT HAS A MINIMUM SIDE YARD OF 10 FEET)
   REAR YARD = 15 FEET
   MAXIMUM LOT COVERAGE = 70 PERCENT
   MAXIMUM HEIGHT OF PRINCIPAL STRUCTURES = 45 FEET
   MINIMUM DWELLING WIDTH = 20 FEET
3. UNDER NORMAL CIRCUMSTANCES, SURVEY MONUMENTS WILL NOT BE DISTURBED DURING CONSTRUCTION. IF ANY MONUMENTS ARE DISTURBED OR REMOVED, THEY SHALL BE REPLACED BY A LICENSED SURVEYOR.
4. STREET LIGHTS ARE INSTALLED ON THE LOOP AS PER ILLUMINATION IN ACCORDANCE WITH PUD AGREEMENT.
5. THERE IS NO ENTRANCE OR USE PERMIT FOR EACH LOT WITH THIS PLAT. DRIVEWAYS SHALL BE CONSTRUCTED ALONG THE LOT FRONTAGE.
6. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR 10' (SEE NOTE 2) ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE STREET AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES ALONG A SECOND 7' INTERVAL AS NECESSARY TO COMPLY WITH NFA FIRE REQUIREMENTS. SHALL BE INTERPRETED UNDER NOT OTHERWISE 7' TEST ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
7. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH ICC #1 DIA.
8. NO DIRECT ACCESS SHALL BE ALLOWED (WITH NO EXCEPTIONS) FROM THIS PLAT.
9. THE EASEMENTS SHOWN AND CALLED TO BE RELEASED TO CITY OF VANCOUVER AND/OR CLARK COUNTY, UTILITIES AND/OR A TRANSPORTATION UTILITIES AND SERVICES, ON THE FOLLOWING EXAMPLES: CONSTRUCTING, RECONSTRUCTING, INSTALLING, EXCAVATING, EXPANDING, REMOVING, OPERATING, AND MAINTENANCE OF ALL PIPE LINES AND APPURTENANCES, AND ROADWAY, NEW SERVICE TO USERS OF SUCH SEWER AS IS NECESSARY AND PERMITTED BY THE CITY OF VANCOUVER, OR CITY OF WASHOUGAL, AND ITS AGENTS AND EMPLOYEES AT, OVER, THE PLAT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES, THE GRANTOR(S), ITS EMPLOYEES, AGENTS, ASSIGNS AND SUCCESSORS TO INTEREST AGREE THAT ENCROACHMENT OR DEEMED ADVERSE, CONSENT FROM THE CITY OF VANCOUVER NEED NOT BE OBTAINED FOR THE CONSTRUCTION OF ANY IMPROVEMENTS OR PRIOR TO PLANTING TREES OR SHRUBS THAT ARE CONSISTENT WITH THE EASEMENT RESTRICTIVE AREAS DESCRIBED ANY GRANTS HEREIN.
10. COMMERCIAL AND URBAN SINGLE FAMILY SHALL CONNECT INTO THE PUBLIC STORM SYSTEM IN THE STREET AND SUCH DISCHARGE INTO THE PRIVATE STORM FACILITY CONCENTRATED FLOW WILL NOT BE ALLOWED TO CROSS SIDEWALKS/PEDESTRIANS.

EASEMENT NOTES

EASEMENT NOTES

1. 8 SIDE WALL MAINTENANCE EASEMENT SEE EASTS AS SHOWN HEREON AND AS NOTED WITH THIS PLAT.
2. 10' SIDE WALL MAINTENANCE EASEMENT SEE EASTS AS SHOWN HEREON AND AS NOTED WITH THIS PLAT.
3. 5 FOOT WALL MAINTENANCE EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THIS PLAT.
4. 10' UTILITY EASEMENT ACROSS LOT 96 GRANTED TO THE CITY WITH THIS PLAT.

BASIS OF BEARINGS

DEED REFERENCES

GRANTOR: BRIARWOOD, LLC
GRANTEE: KOLES LLC
FILE #: 5426402
DATED: MARCH 22, 2016

PROCEDURE

SURVEY REFERENCES

BOUNDARY NOTE

PG. 1 OF 1 JOB # 7688.05.01

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS