

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Sarkela 9, LLC

DATE: Final Plat Consent Agenda – August 8, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00008 Heritage Commons (Approved as NE 142nd
Avenue Subdivision)

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Heritage Commons PLD2016-00005/FLD2017-00008

Project review: The application vested on October 9, 2016. A pre-application conference was held November 11, 2015, Preliminary approval was issued on July 7, 2016. Final engineering approval was granted January 23, 2017.

Zoning: R1-7.5; **Lot Size:** The R1-7.5 zone has a minimum lot area of 7,500 square feet and a maximum average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 7,506 square feet to 12,893square feet.

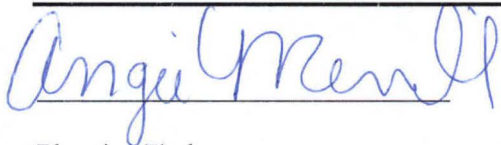
All lots in this plat are above the minimum of 7,500 square feet.

COMMUNITY OUTREACH

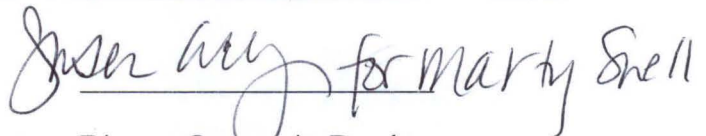
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on May 10, 2016. Notice of the application and hearing were posted on the site by the applicant on May 24, 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: *[Signature]*
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 7-8-17

SR 160-17



SION

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "AKS ENGR 34127"
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "LS 34127"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "OLSON 9025" AS SHOWN LINCOLNSHIRE FARMS (ON LINE) (H-831) TIED 8/2015
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "MINISTER 12563" AS SHOWN SHALAKO EAST (ON LINE) (H-695) TIED 8/2015
- AFN AUDITOR'S FILE NUMBER
- ¢ CENTERLINE
- COV CITY OF VANCOUVER
- LCR LAND COVER RECORD
- RDS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- W/PC WITH YELLOW PLASTIC CAP
- (S1) RECORD PER LINCOLNSHIRE FARMS H-831
- (S2) RECORD PER SHALAKO EAST H-695

RINGS H-831

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: [Signature] 7/19/17 CLARK COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF ROW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "HERITAGE COMMONS" PLAT NO. CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR DATE

CLARK COUNTY COUNCILORS

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

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS

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

COUNTY ENGINEER

APPROVED BY: [Signature] 7/24/17 CLARK COUNTY ENGINEER DATE

COUNTY AUDITOR

FILED FOR RECORD THIS DAY OF 2017, IN BOOK OF PLATS, AT PAGE AT THE REQUEST OF SARKELA 9 LLC AUDITOR'S FILE NUMBER COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I, CARL A. BESEDA REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF FEBRUARY 2017 THROUGH JULY 2017. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.

Carl A. Beseda CARL A. BESEDA, PROFESSIONAL LAND SURVEYOR NO. 34127



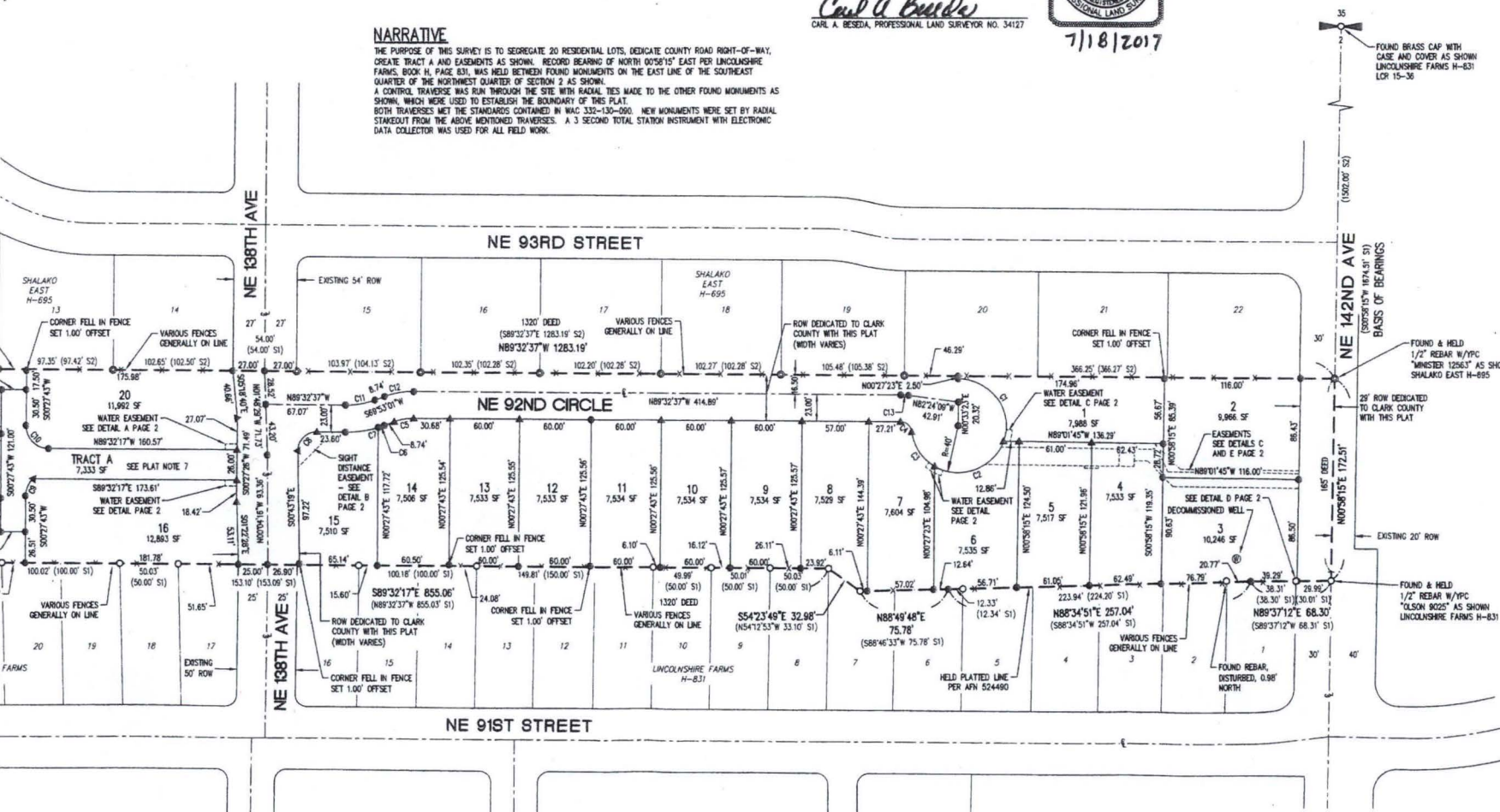
7/18/2017

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	40.00'	109°20'26"	78.33'	N35°19'47"W 65.27'
C2	40.00'	100°40'28"	70.28'	N62°45'40"E 61.59'
C3	40.00'	52°23'32"	36.58'	S33°47'20"E 35.32'
C4	10.00'	81°57'02"	14.30'	N48°54'06"W 13.11'
C5	47.00'	20°34'22"	16.88'	S80°10'12"W 16.79'
C6	93.00'	3°20'16"	5.42'	N71°33'09"E 5.42'
C7	93.00'	17°4'06"	27.96'	N81°50'20"E 27.87'
C8	16.00'	91°0'42"	25.46'	S44°52'02"W 22.86'
C9	19.50'	48°02'17"	16.35'	S24°28'51"W 15.87'
C10	19.50'	90°00'00"	30.63'	S44°32'17"E 27.58'
C11	70.00'	20°34'22"	25.13'	N80°10'12"E 25.00'
C12	70.00'	20°34'22"	25.13'	S80°10'12"W 25.00'
C13	70.00'	54°2'39"	6.98'	N86°41'18"W 6.97'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 20 RESIDENTIAL LOTS, DEDICATE COUNTY ROAD RIGHT-OF-WAY, CREATE TRACT A AND EASEMENTS AS SHOWN. RECORD BEARING OF NORTH 00°52'15" EAST PER LINCOLNSHIRE FARMS, BOOK H, PAGE 831, WAS HELD BETWEEN FOUND MONUMENTS ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AS SHOWN. A CONTROL TRAVERSE WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO THE OTHER FOUND MONUMENTS AS SHOWN WHICH WERE USED TO ESTABLISH THE BOUNDARY OF THIS PLAT. BOTH TRAVERSES MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW MONUMENTS WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSES. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.



FOUND BRASS CAP WITH CASE AND COVER AS SHOWN LINCOLNSHIRE FARMS H-831 LCR 15-36

FOUND & HELD 1/2" REBAR W/PC "MINISTER 12563" AS SHOWN SHALAKO EAST H-695

28' ROW DEDICATED TO CLARK COUNTY WITH THIS PLAT

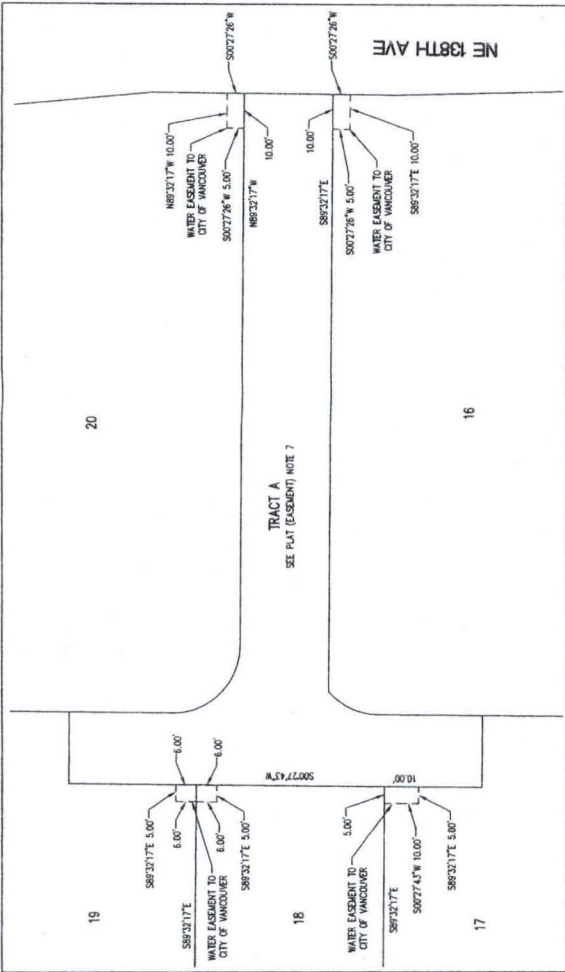
FOUND & HELD 1/2" REBAR W/PC "OLSON 9025" AS SHOWN LINCOLNSHIRE FARMS H-831

JOB NAME: NE 142ND AVE
 JOB NUMBER: 4773
 DRAWN BY: BJA
 CHECKED BY: CAB
 DRAWING NO.: 4773PLAT

AKS ENGINEERING & FORESTRY, LLC
 8600 NE 125TH AVE STE 2500
 VANCOUVER, WA 98662
 P: 360.882.0418
 F: 360.882.0426
 aks-eng.com

ENGINEERING SURVEYING NATURAL RESOURCES
 FORESTRY PLANNING LANDSCAPE ARCHITECTURE

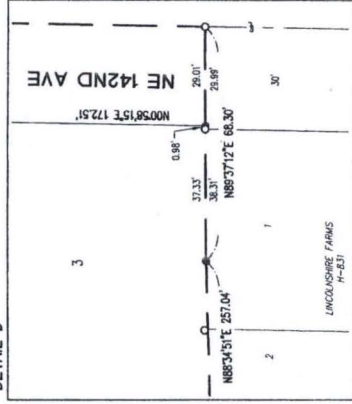
DETAIL A



PLAT NOTES

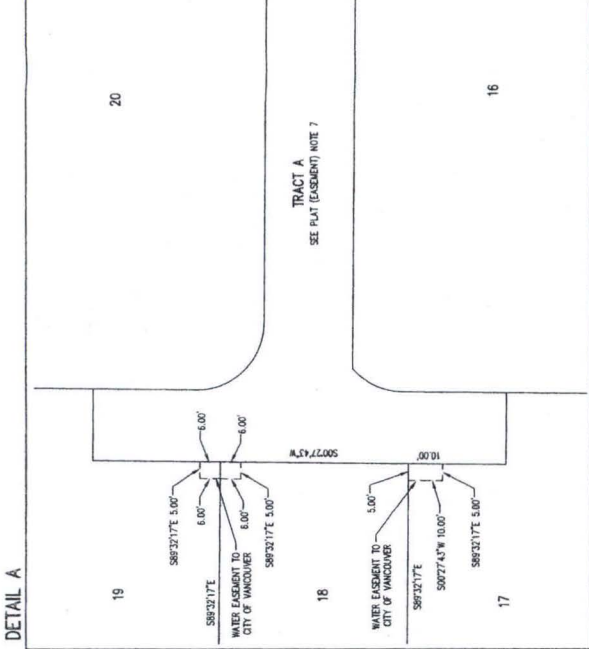
1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIGNMAKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRAILS, UTILITIES, AND SERVICES, INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE, WATER AND SANITARY SERVICES. ALSO, A SEVERAL 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.
3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. DIRECT DRIVEWAY ACCESS TO BE 137TH AVENUE IS PROHIBITED.
4. ROOF AND GABLE SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNED ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
5. PARAGRAPHS TO CCC 40.360.130, MOBILE AND MANUFACTURED HOMES ARE PROHIBITED ON ALL LOTS IN THIS PLAT.
6. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDOING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION SHALL BE NOTIFIED IMMEDIATELY. ANY DISCOVERIES SHALL BE REPORTED TO THE DEPARTMENT TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
7. TRACT A IS A PRIVATE ROAD FOR LOTS 17 THROUGH 19. A 26 FOOT ACCESS AND PUBLIC UTILITY EASEMENT TO THE CITY OF VANCOUVER, AND AN INSPECTION EASEMENT TO CLARK COUNTY FOR STORMWATER PURPOSES. TRACT A AND THE PRIVATE STORMWATER SYSTEM TO BE OWNED AND MAINTAINED BY LOTS 17, 18, AND 19 OF THIS PLAT AS AN UNDIVIDED 1/3 INTEREST.
8. IMPACT FEE FOR LOT 6 SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
9. THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER AND TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTION, INSTALLATION, RECONSTRUCTION, MAINTENANCE, OPERATING, REPAIRING, OPERATING, AND MAINTENANCE OF ANY AND ALL UTILITIES AND SERVICES PROVIDED TO THE CITY OF VANCOUVER BY SUCH SERVICE AS WATER, SEWER, AND TRANSPORTATION. THE CITY OF VANCOUVER SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTOR(S), ITS EXECUTOR(S), AGENT(S), ASSIGNS AND ASSIGNEES, HEIRS, SUCCESSORS, AND ASSIGNEES, SHALL WAIVE ANY AND ALL RIGHTS TO INDEMNIFY 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 HEREIN.

DETAIL D



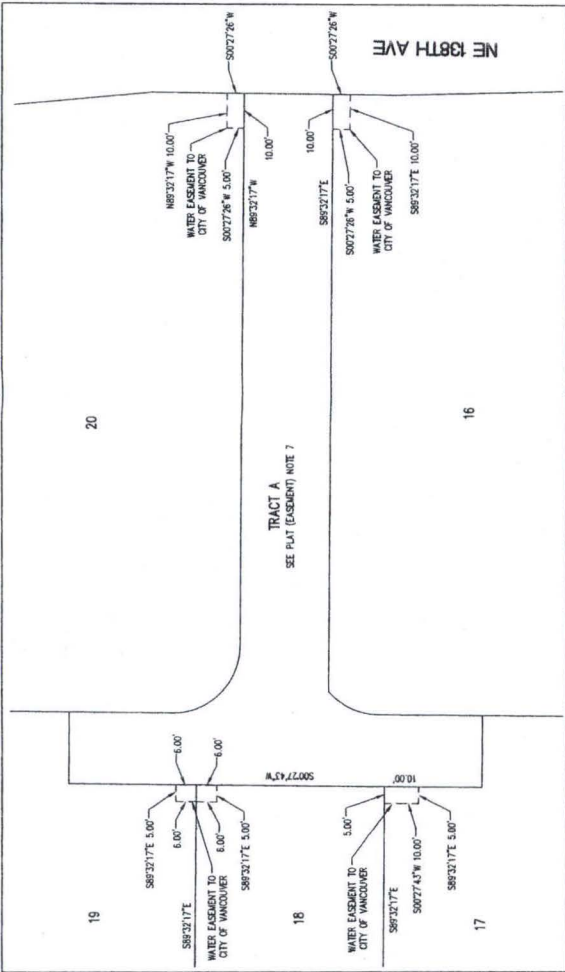
LEGEND

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- APR. WORKING FILE NUMBER
 LOW. CITY OF VANCOUVER
 CONTESTABLE
 LOS. LAND CORNER RECORD
 ROS. RECORD OF SURVEY
 ROW. RIGHT-OF-WAY
 WTC. WATER TABLE CORNER
 (ST) RECORD FOR SHALAKO EAST H-895



VISION

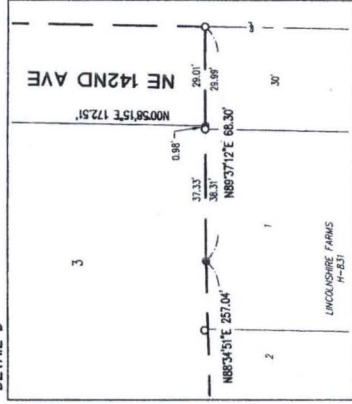
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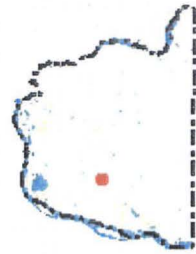
AKS

AKS ENGINEERING & FORESTRY, LLC
 5600 NE 129TH AVE STE 2520
 VANCOUVER, BC V7A 1K6
 P: 360.862.0419
 F: 360.862.0428
 aks-eng.com

JOB NAME: NE 142ND AVE
 JOB NUMBER: 4723
 DRAWN BY: BJA
 CHECKED BY: CMB
 DRAWING NO.: 472325.PLT

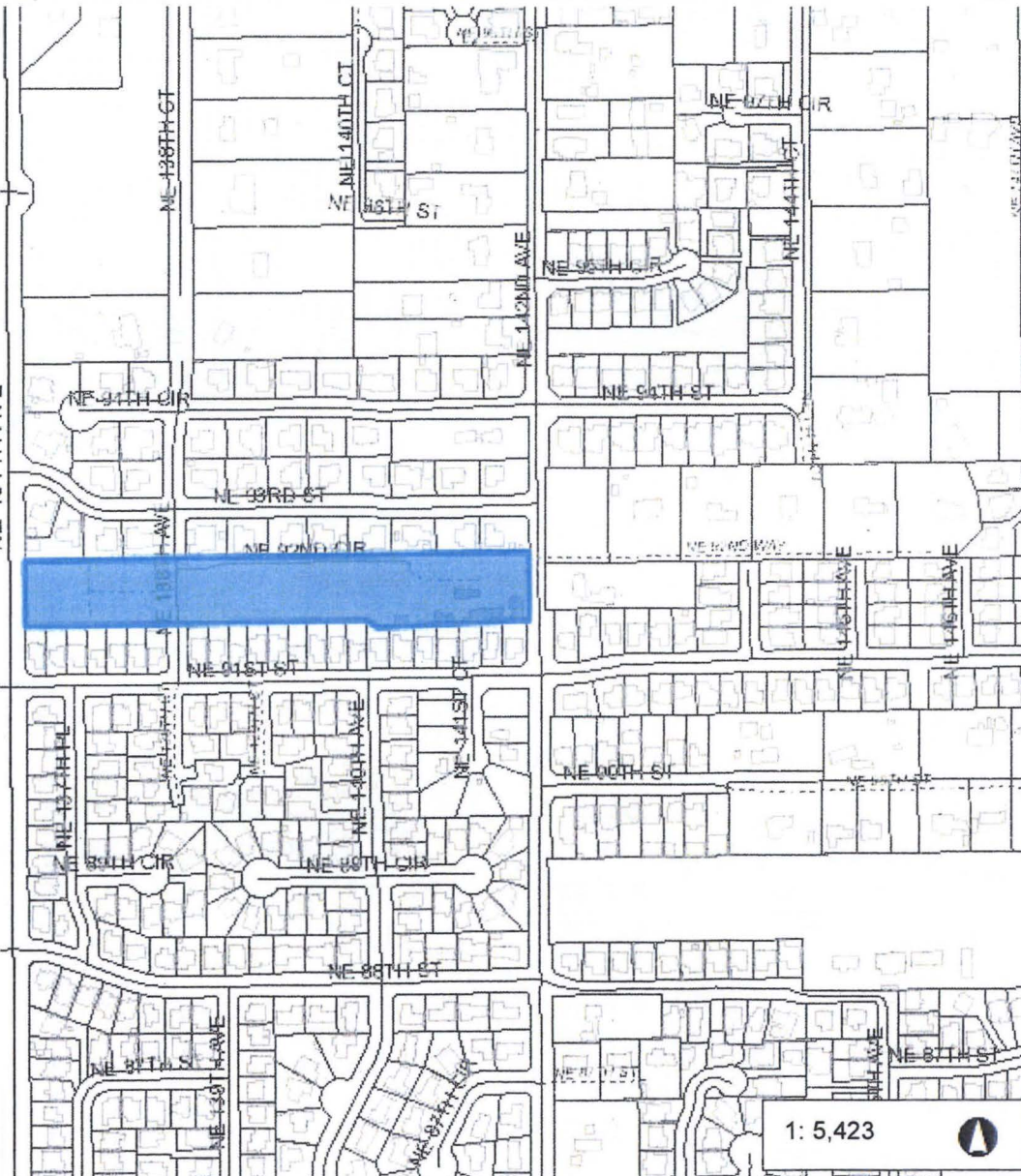
ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

Vicinity Map



Legend

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



1: 5,423



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.

Notes: