

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DEVELOPER:** David & Christina Richardson

**DATE:** Final Plat Consent Agenda – August 8, 2017

**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2017-00011 Pleasant View Estates Short Plat

Consent  Hearing  County Manager

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### BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Pleasant View Estates Short Plat PLD2015-00008/FLD2017-00011

**Project review:** The application vested on February 9, 2017. A pre-application conference was held October 31, 2013. Preliminary approval was issued on March 23, 2016. Final engineering approval was granted July 22, 2016.

**Zoning:** R1-10; **Lot Size:** The R1-10 zone prescribes 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 9,050 square feet to 13,276 square feet with an overall average lot size of 10,402 square feet.

The lots are below the standard minimum lot size of the zone because:

A significant portion of the site is encumbered with wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.

### 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 January 22, 2016. This application for short plat did not require a public hearing.

### DISTRIBUTION:

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

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*Angie Merrill*

Planning Tech,  
Angie Merrill

*Jason Argy for Marty Snell*

Director Community Development,  
Marty Snell

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

DATE: 7-8-17

SR# SR 161-17



PLEASANT VIEW ESTATES  
SHORT PLAT

OF ADJ. LOT 1 (SP 3-640)

IN A PORTION OF THE

THE NE 1/4 OF THE SE 1/4 OF

SECTION 25, T. 3 N., R. 1 E., W.M.,

CLARK COUNTY, WASHINGTON

ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 12/12  
SERIAL NO. 186328-000  
SHORT PLAT FILE NO. PLD2015-00008

CLARK COUNTY PLANNING DIRECTOR

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

CLARK COUNTY AUDITOR

ATTESTED BY: \_\_\_\_\_  
(COUNTY AUDITOR)

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

AUDITORS FILE NO. \_\_\_\_\_

BOOK \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_

AUDITORS FILE NO. \_\_\_\_\_

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.171 LAWS OF  
WASHINGTON, TO BE KNOWN AS PLEASANT VIEW ESTATES SHORT PLAT  
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:

*[Signature]* 7/22/17  
APPROVED BY: CLARK COUNTY ENGINEER DATE

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 9 ARE APPROVED. AN APPROVED PUBLIC  
WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

*[Signature]* 7/12/17  
DISTRICT HEALTH  
OFFICER

SURVEYOR'S CERTIFICATE:

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

*[Signature]* 7-10-17  
KYLE P. FEEDER, PROFESSIONAL LAND  
SURVEYOR. PLS NO. 41032 DATE



7-10-17

\_\_\_\_\_ SHALL BE CONSTRUCTED

EXTERIOR SIX (6) FEET ON  
FOR PRIVATE ROADS AND  
NEWING, OPERATING AND  
UNITARY SEWER SERVICES.  
ADA SLOPE  
6) FEET ALONG THE FRONT

PUBLIC ROADS ARE REQUIRED

\_\_\_\_\_ SHALL BE INSTALLED IN  
ED PLAN IS APPROVED BY  
TAINED BY THE PROPERTY

(S) IS RESPONSIBLE FOR  
OWNED STORMWATER  
WETLAND/HABITAT

SUBJECT TO THE

REMAINS ARE DISCOVERED IN  
RTMENT OF ARCHAEOLOGY  
NITY DEVELOPMENT SHALL BE  
CONSTITUTE A CLASS C

WATER UTILITY EASEMENT  
Y EASEMENTS SHOWN ON  
THIS PLAT, TO PUBLIC  
S CLARK PUBLIC UTILITIES,  
PERPETUAL RIGHT OF WAY  
PLAT, FOR THE PURPOSE  
RE UNDER, PIPE LINES,  
OF WATER, TOGETHER WITH  
VEGETATION AS MAY BE  
UCH WATER PIPELINES  
AND EGRESS TO AND FROM

COUNTY CODE CHAPTER  
MAINTAINED IN A NATURAL  
CONJUNCTION WITH THIS  
WETLAND AND WETLAND

SURVEY REFERENCES

- 1) "PARKVIEW ESTATES AT PLEASANT VALLEY", BOOK 311, PAGE 371
- 2) SHORT PLAT, BOOK 3, PAGE 439
- 3) SHORT PLAT, BOOK 3, PAGE 640

DEED REFERENCE

GRANTOR: DAVID A. AND CHRISTINA M. RICHARDSON  
GRANTEE: DAVID A. AND CHRISTINA M. RICHARDSON  
AFN: 5001705 BLA  
DATE: 08-07-2013

DATE:	7-10-17
SCALE:	N/A
JOB NO.:	16-048
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 2

KPF

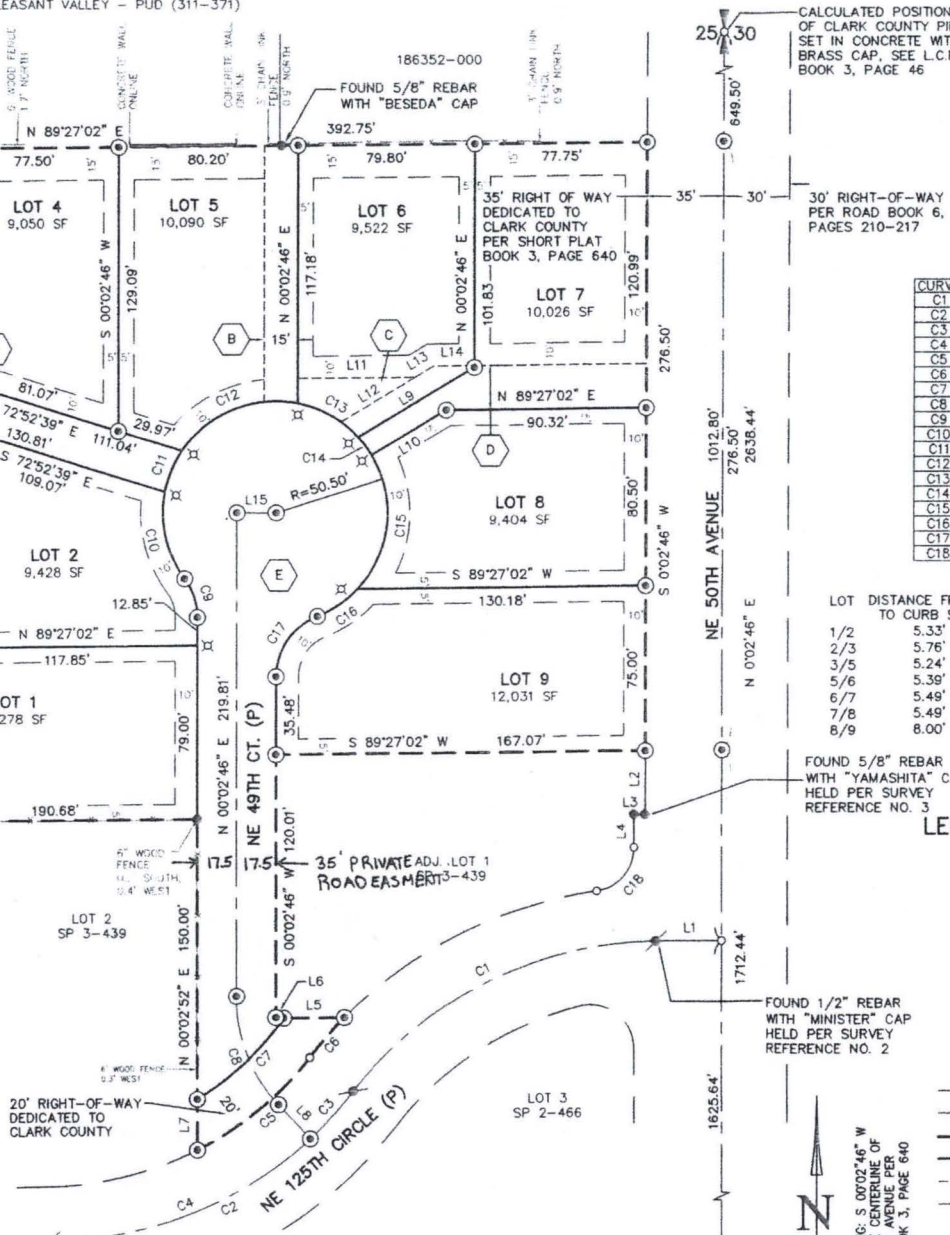
SURVEYING, INC.  
1514 N.E. 267TH AVE. CAMAS, WA 98607  
360-834-0174 FAX 360-838-0155



# PLEASANT VIEW ESTATES SHORT PLAT

OF ADJ. LOT 1 (SP 3-640)  
IN A PORTION OF THE  
THE NE 1/4 OF THE SE 1/4 OF  
SECTION 25, T. 3 N., R. 1 E., W.M.,  
CLARK COUNTY, WASHINGTON

ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 12/12  
SERIAL NO. 186328-000  
SHORT PLAT FILE NO. PLD2015-00008



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	158.36	175.86	51°35'39"	N 63°39'12" E	153.06
C2	158.36	175.86	51°35'39"	N 63°39'12" E	153.06
C3	28.99	175.86	9°26'46"	N 42°34'46" E	28.96
C4	129.37	175.86	42°08'53"	N 68°22'35" E	126.47
C5	65.79	150.86	24°59'12"	S 50°21'05" W	65.27
C6	24.00	200.86	6°50'46"	S 41°16'51" W	23.99
C7	53.38	130.86	23°22'14"	S 46°33'33" W	53.01
C8	52.17	70.00	42°42'00"	N 21°20'51" W	50.97
C9	18.70	29.50	36°19'11"	S 18°07'01" E	18.39
C10	41.54	50.50	47°07'54"	N 12°42'57" W	40.38
C11	20.22	50.50	22°56'06"	S 22°19'03" W	20.08
C12	59.20	50.50	67°10'09"	S 67°22'14" W	55.87
C13	32.16	50.50	36°29'19"	N 60°48'11" W	31.62
C14	10.07	50.50	11°25'17"	S 36°51'01" E	10.05
C15	65.38	50.50	74°10'48"	S 05°57'03" W	60.91
C16	22.33	50.50	25°19'47"	N 55°42'23" E	22.14
C17	35.18	29.50	68°19'30"	S 34°12'31" W	33.13
C18	28.52	20.00	81°42'50"	N 40°54'11" E	26.17

LOT DISTANCE FROM RW TO CURB SCREW

1/2	5.33'
2/3	5.76'
3/5	5.24'
5/6	5.38'
6/7	5.48'
7/8	5.48'
8/9	8.00'

LINE	BEARING	DISTANCE
L1	S 89°27'02" W	30.00'
L2	S 00°02'46" W	29.05'
L3	S 89°27'02" W	5.00'
L4	N 00°02'46" E	14.94'
L5	S 89°27'02" W	27.56'
L6	N 89°27'02" E	3.46'
L7	N 00°02'52" E	22.96'
L8	S 42°41'51" E	21.04'
L9	N 58°51'37" E	61.00'
L10	N 58°51'37" E	39.26'
L11	N 89°27'02" E	53.16'
L12	N 58°51'37" E	39.04'
L13	N 58°51'37" E	9.83'
L14	S 89°27'02" W	96.00'
L15	S 89°57'14" E	17.45'

### LEGEND

- FOUND 1/2" REBAR WITH "MINISTER" CAP HELD PER SURVEY REFERENCE NO. 1, UNLESS NOTED OTHERWISE
- ⊙ FOUND 1/2" REBAR WITH "MINISTER" CAP HELD PER SURVEY REFERENCE NO. 2
- ⊙ INDICATES 1/2" x 24" STEEL REBAR WITH (FEEDER 41032) CAP SET
- ⊙ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB, GOOD FOR LINE ONLY AND NOT DISTANCE.
- INDICATES CALCULATED POSITION
- ORWWD INDICATES CLARK REGIONAL WASTE WATER DISTRICT
- INDICATES RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT
- INDICATES BLDG ENVELOPE
- W INDICATES WETLAND



DATE: 7-10-17  
SCALE: 1" = 40'  
JOB NO.: 16-04R  
CALC BY: KPF  
DRAWN BY: GLP  
CHECKED BY: KPF  
SHEET 2 OF 2

# KPF

SURVEYING, INC.  
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