

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Krippner Homes LLC

DATE: Final Plat Consent Agenda – October 10, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00037 Phillbrook Farms Subdivision Phase 2
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Phillbrook Farms Subdivision Phase 2 PLD2015-00048/FLD2017-00037

Project review: The application vested on September 1, 2015. A pre-application conference was held September 24, 2015; Preliminary approval was issued on March 24, 2016. Final engineering approval was granted October 11, 2016.

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 5,544 square feet to 10,927 square feet.

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

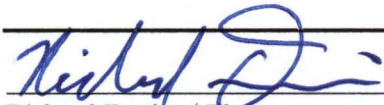
The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided active and passive open space area as well as additional landscaping.

COMMUNITY OUTREACH

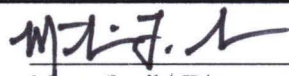
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on January 12, 2016. Notice of the application and hearing were posted on the site by the applicant on February 8, 2016.

DISTRIBUTION:

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



Richard Daviau/ Planner
Community Development



Marty Snell/ Director
Community Development

Primary Staff Contact: Angie Merrill Ext.4028

APPROVED: *Julia S. Smith*
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: OCT. 10, 2017

SR# 201-17

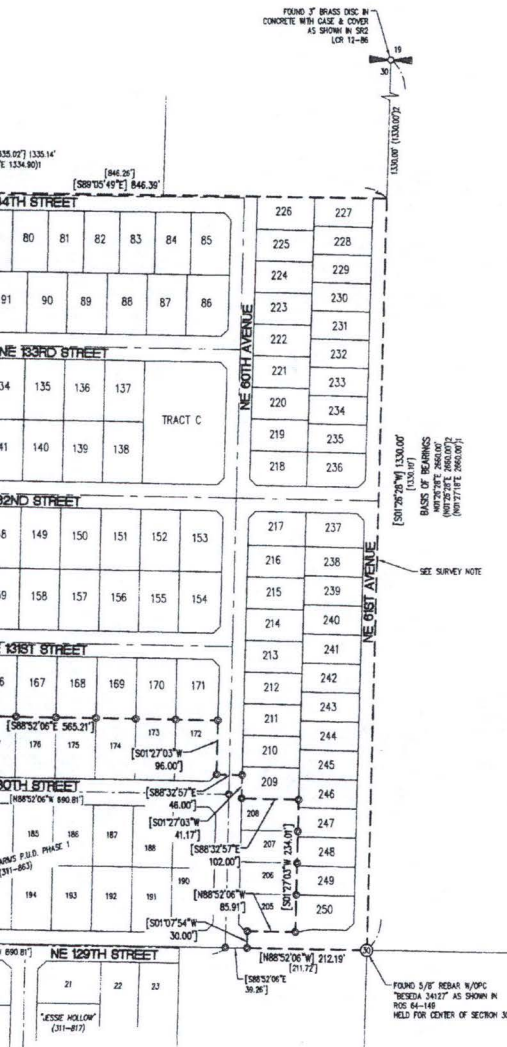
James E. Stewart



PHILBROOK FARMS P.U.D. PHASE 2

(PHASES 5, 8 & 9)

A SUBDIVISION IN THE SE 1/4 OF THE NW 1/4 OF SECTION 30, T3N, R2E,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
SEPTEMBER 2017



PAGE INDEX

1. APPROVALS, LAND SURVEYOR'S CERTIFICATE, NARRATIVE, SITE MAP
2. SOUTH PORTION OF LOTS MAP, CURVE DATA, DETAILS
3. NORTH PORTION OF LOTS MAP, PLAT NOTES, DETAILS



DEED REFERENCE

STANLEY WASHMUTH DEED
TO
JOHN R. PHILBROOK REVOCABLE TRUST
TO
KRIEPPER HOMES, LLC
APN 5317669
(08-23-2016)



BASIS OF BEARING

ROS 84-148 (SEE NARRATIVE)

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MS ENGR 34127"
- ▲ SET BRASS SCREW WITH BRASS WASHER STAMPED "MS ENGR 34127"
- + SET BRASS SCREW WITH BRASS WASHER STAMPED "MS ENGR 34127" ON THE EXTENSION OF THE LOT LINE IN THE CORNER AT A DISTANCE OF 0.70 FEET FROM THE FRONT LOT CORNER
- ⊙ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "MS ENGR 34127" FOR PHILBROOK FARMS P.U.D. PHASE 1 (311-863) (TED 05-23-2017)
- ⊙ FOUND MONUMENT AS NOTED (TED 8/2016)
- APN AUDITOR'S FILE NUMBER
- ⊕ CENTERLINE
- LOP LAND CORNER RECORD
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SEB SHORT DISTANCE EASIMENT
- SR SURVEY REFERENCE
- ✓/OPC WITH ORANGE PLASTIC CAP
- [] SURVEY RECORD DATA PER SURVEY REFERENCES
- [] SURVEY RECORD DATA PER PHILBROOK FARMS P.U.D. PHASE 1 (311-863)

SURVEY NOTE

PREVIOUS MONUMENTS NOTED ALONG THIS LINE IN VARIOUS SURVEYS WERE REMOVED DURING THE COURSE OF THIS PLAT BY CONSTRUCTION.

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: M. J. [Signature] 9/21/17
CLARK COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 86.17.070. LAWS OF WASHINGTON, 1981, TO BE KNOWN AS PHILBROOK FARMS P.U.D. PHASE 2. 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: H. [Signature] 9/20/17
CLARK COUNTY ENGINEER DATE

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2017

IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF KRIEPPER HOMES, LLC.

AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR _____

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 95 RESIDENTIAL LOTS, 1 STORMWATER TRACT AND DEDICATE ROAD RIGHT-OF-WAY FROM A PORTION OF THE CITED KRIEPPER HOMES LLC TRACT AS SHOWN. RECORD BEARING OF NORTH QUARTER EAST PER SURVEY BOOK 84 PAGE 169 WAS HELD BETWEEN FOUND MONUMENTS AT THE NORTH 1/4 CORNER AND CENTER OF SECTION 30 AS SHOWN (EAST LINE NORTHEAST ONE-QUARTER). A CONTROL TRAVERSE WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS PER SURVEY BOOK 55 PAGE 153 WHICH PREVIOUSLY ESTABLISHED THE FRONTIER BOUNDARY FOR THIS PLAT. THESE MONUMENTS FIT WELL WITH REPORTED POSITIONS. THE CONTROL TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM SAID TRAVERSE. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

LAND SURVEYOR'S CERTIFICATE

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

Carl A. Bezeda 34127
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO.



SURVEY REFERENCES

- [] WADWAY & SPOSTO, INC. ROS BOOK 55 PAGE 153
- [] MS ENGINEERING & FORESTRY, LLC ROS BOOK 84 PAGE 149
- [] PHILBROOK FARMS P.U.D. PHASE 1 BOOK 311 PAGE 863

JOB NAME: PHILBROOK PH2	MS ENGINEERING & FORESTRY, LLC 1800 NE 170TH AVE STE 2500 VANCOUVER, WA 98088 P: 360.882.0419 F: 360.882.0426 e: e@emf.com
JOB NUMBER: 4881	
DRAWN BY: BJA	
CHECKED BY: CAE	ENGINEERING / SURVEYING - NATURAL RESOURCES
DRAWING NO.: 488102PLAT PH2	FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

9/20/2017 PAGE 1 OF 3



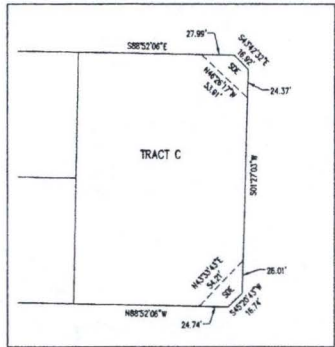
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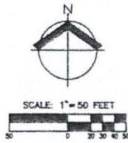
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON

SEPTEMBER 2017



DETAIL TRACT C

SCALE 1" = 50'



RIGHT-OF-WAY NOTES

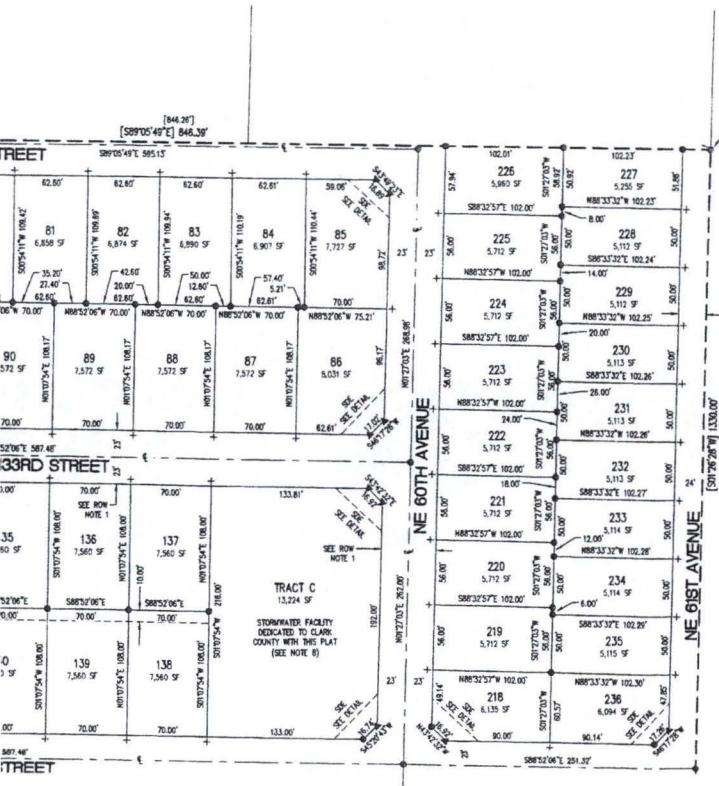
- 48.00' ROW DEDICATED TO CLARK COUNTY WITH THIS PLAT.
- 30.00' ROW DEDICATED TO CLARK COUNTY WITH THIS PLAT.
- 24.00' ROW DEDICATED TO CLARK COUNTY WITH THIS PLAT.

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "MS ENR 34127"
- ▲ SET BRASS SCREW WITH BRASS WASHER STAMPED "MS ENR 34127"
- + SET BRASS SCREW WITH BRASS WASHER STAMPED "MS ENR 34127" ON THE EXTENSION OF THE LOT LINE IN THE CORNER AT A DISTANCE OF 6.00' FEET FROM THE FRONT LOT CORNER
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PLAT NOTES:

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC ROADS, PRIVATE ACCESS EASEMENTS AND RIGHTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PRE-EXISTENT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS SET FORTH BY CLARK UTILITY CONSTRUCTION STANDARDS. ALSO, A SIDEWALK 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.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- ROOF AND CEILING 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 OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- ALL SHORT DISTANCE TRIANGLES (EASEMENTS) SHALL BE MAINTAINED.
- MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THIS PROPOSED SUBDIVISION.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OREGON 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 FINES.
- TRACT C IS A PUBLIC STORMWATER FACILITY OWNED BY CLARK COUNTY. ABOVE GRADE LANDSCAPING AND PARK FACILITIES TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ANY DAMAGES TO THE STORMWATER FACILITIES DUE TO THE USAGE ABOVE GROUND.



JOB NAME: PHILBROOK PH2 JOB NUMBER: 4851 DRAWN BY: BJA CHECKED BY: CAE DRAWING NO.: 4851PLAT PH2	AKS ENGINEERING & FORESTRY, LLC 8600 NE 125TH AVE STE 2520 VANCOUVER, WA 98082 P: 360.885.0414 F: 360.885.0420 aks@aks.com ENGINEERING SURVEYING NATURAL RESOURCES FORESTRY PLANNING LANDSCAPE ARCHITECTURE
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