

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Cho Short Plat

DATE: Final Plat Consent Agenda – October 31, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00042 Cho Short Plat

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Cho Short Plat PLD2008-00043/FLD2016-00042

Project review: The application vested on May 7, 2008. A pre-application conference was held May 29, 2008, Preliminary approval was issued on December 4, 2008. Final engineering approval was granted April 20, 2009.

Zoning: R1-10; **Lot Size:** The R1-10 zone has a minimum average 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 10,338 square feet to 16,559 square feet.

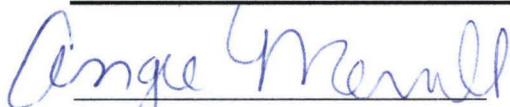
All lots in this plat are above the minimum of 10,000 square feet.

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 October 1, 2008.

DISTRIBUTION:

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



Angie Merrill
Planner
Community Development



Marty Snell
Director
Community Development

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

DATE: Oct. 31, 2017

SR# 217-17



CHO SHORT PLAT

REQUIRED NOTES:

- MOBILE HOMES: "MOBILE HOMES ARE NOT PERMITTED ON LOTS RESULTING FROM THIS SHORT PLAT, SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130."
- ARCHAEOLOGICAL: "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA 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."
- SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES."
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SERVICES.
- DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350."
- PRIVATELY OWNED STORMWATER FACILITIES: "THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: DEVELOPER AND/OR ASSIGNED."
- IMPACT FEES: "IN ACCORDANCE WITH CCC 40.810, EXCEPT FOR THE LOT WITH AN EXISTING RESIDENCE AND ONE OTHER LOT DESIGNATED ON THE FINAL PLAT, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: \$1,112.00 (VANCOUVER SCHOOL DISTRICT); \$2,016.00 (\$1,578.00 - ACQUISITION AND \$440.00 - DEVELOPMENT FOR PARK DISTRICT #9); AND \$3,619.85 (HAZEL DELL TIF SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED 12/04/2008, AND EXPIRING ON 12/01/2011. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE."
- SETBACKS FOR LOTS 1 AND 3 SHALL BE FROM UNUSED RIGHT-OF-WAY FOR PREVIOUS ALIGNMENT OF NW BACON ROAD.
- R1-10 SETBACKS SHALL APPLY ADJACENT TO NW KELLY ROAD.

SURVEY REFERENCES

- "LAKE PLACE", BOOK H, PAGE 552
- HART SHORT PLAT, BOOK 1, PAGE 167
- BETHAE SHORT PLAT, BOOK 3, PAGE 745
- HALE SURVEY, BOOK 48, PAGE 69
- THATCHER SURVEY, BOOK 65, PAGE 90

DEED REFERENCE

GRANTOR: CHARLES P. AND JILL H. RAMSEY
 GRANTEE: DEOK HYUNG AND MI YOUNG CHO
 AUDITORS FILE NO.: 9006150086
 DATED: 6-15-90

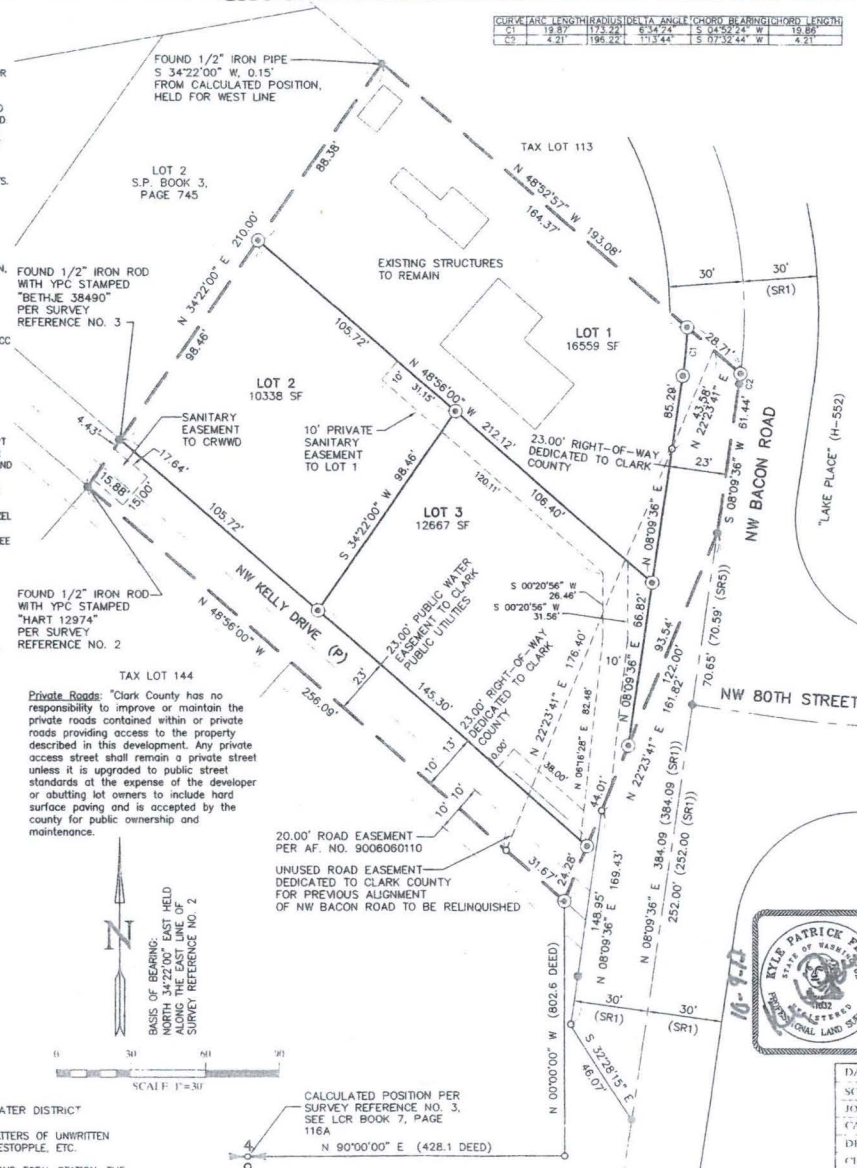
LEGEND

- INDICATES FOUND 1/2" IRON ROD, CAP ILLEGIBLE, PER SURVEY REFERENCE NO. 1, UNLESS NOTED OTHERWISE
- INDICATES 1/2" x 24" IRON ROD WITH (FEEDER OR 41023) CAP SET
- INDICATES CALCULATED POSITION
- (SR1) INDICATES SURVEY REFERENCE
- S.P. INDICATES SHORT PLAT
- YPC INDICATES YELLOW PLASTIC CAP
- AF. INDICATES AUDITORS FILE
- (P) INDICATES PRIVATE ROAD
- CRWWD INDICATES CLARK REGIONAL WASTEWATER DISTRICT

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A ONE 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 7-19-16

CURVE	ARC	LENGTH	BEARING	DELTA	ARC	CHORD	BEARING	CHORD	LENGTH
61	19.87	173.22	8.34.74	S	04.57.24	W	19.88		
62	4.21	195.22	1.13.44	S	07.32.44	W	4.21		



CHO SHORT PLAT
 IN A PORTION OF THE ISAAC BELL D.L.C.
 IN THE SW 1/4 OF THE SE 1/4 OF
 SECTION 4, T. 2 N., R. 1 E., W.M.,
 CLARK COUNTY, WASHINGTON

ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 94 SERIAL NO. 146710-000
 SHORT PLAT FILE NO. PLD2008-00043

CLARK COUNTY HEALTH DEPARTMENT
 This short plat is approved in general only, all land-uses must comply with the rules and regulations in effect at the time of implementation and/or permit application.
 An approved municipal public water supply system is required.
 An approved small public water supply system is required.
 Lots in the plat may be served by individual water systems, subject to Health Department approval.
 An approved public sewer system is required.
 Lots in this plat may be served by individual on-site sewage treatment systems, subject to Health Department approval.
 County Health Officer: *Carla C. Jordan, R.D.* 10/11/17
 DATE

PUBLIC WORKS:
 Approved: *[Signature]* 10/11/17
 COUNTY ENGINEER DATE

ASSESSOR:
 This plat meets the requirements of R.C.W. 58.17.170, Laws of Washington, to be known as Short Plat No. _____ in the County of Clark, State of Washington.

COUNTY ASSESSOR DATE
 COUNTY COUNCILORS
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS ____ DAY OF _____, 20__.

CHAIR OF THE BOARD OF COUNTY COUNCILORS
 ATTESTED BY: _____
 CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

COMMUNITY DEVELOPMENT:
 Approved: *[Signature]* 10/18/17
 PLANNING DIRECTOR DATE

AUDITOR:
 Filed for record this ____ day of _____, 20__.
 in Book ____ of Short Plats, at page ____ at the request of SUNG-HO CHO
 Auditor's Receiving No. _____
 DEPUTY/COUNTY AUDITOR



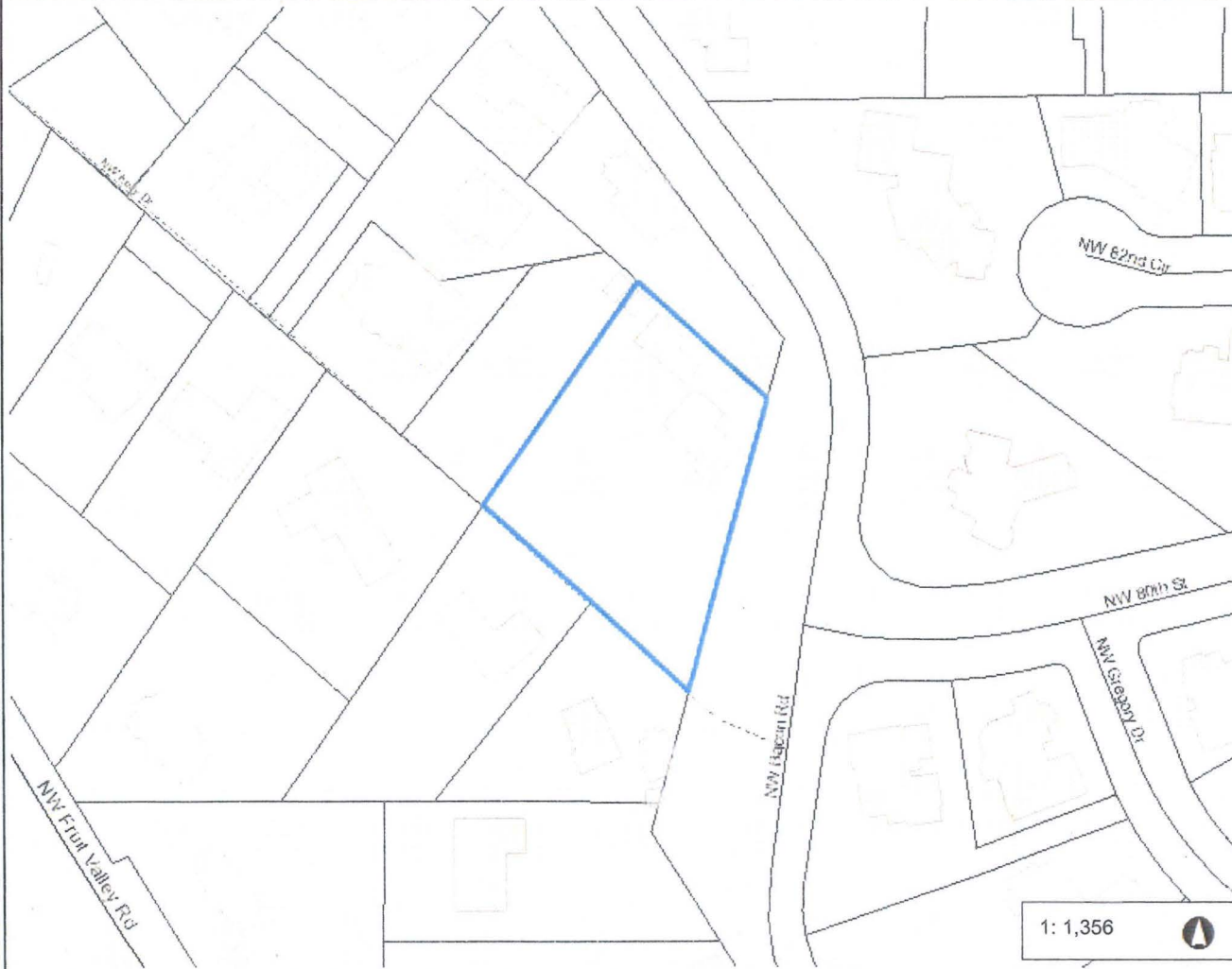
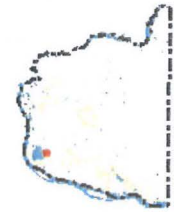
SURVEYOR'S CERTIFICATE:
 This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 Laws of Washington.
 Kyle P. Felder
 KYLE P. FELDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032
 DATE: 10-9-17

DATE	10-09-17
SCALE	1"=30'
JOB NO.	16-0174
CALL BY	KPF
DRAWN BY	GFI
CHECKED BY	KPF
SHEET	1 OF 1





CHO SHORT PLAT



Legend

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

Notes:

1: 1,356



225.9 0 112.97 225.9Feet

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.