

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Summer Place Homes Inc.  
**DATE:** November 5, 2019  
**REQUESTED ACTION:** Acceptance of Plat Recording – Pleasant Hollow Phase 2  
FLR-2019-00073  
 Consent  Hearing  County Manager

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## BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Pleasant Hollow Phase 2  
PLD2017-00083 ; PST2018-00011; FLR-2019-00073

**Project review:** The application vested on September 21, 2018. A pre-application conference was not held. Preliminary approval was issued on December 28, 2018. Final engineering approval was granted February 26, 2019.

**Zoning:** R1-7.5 zone; **Lot Size:** The R1-7.5 zone has a minimum average 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 8,545 square feet to 8,910 square feet.

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

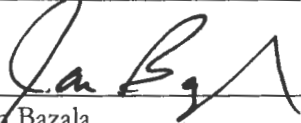
## COMMUNITY OUTREACH

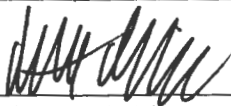
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on November 15, 2018.

## DISTRIBUTION:

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

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Jan Bazala  
Planner  
Community Development

  
Mitch Nickolds  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071  
Shana Lazzarini, Ext. 4993  
Joe Kinsman, Ext. 4955

APPROVED:   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

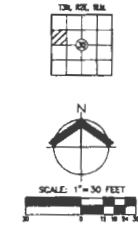
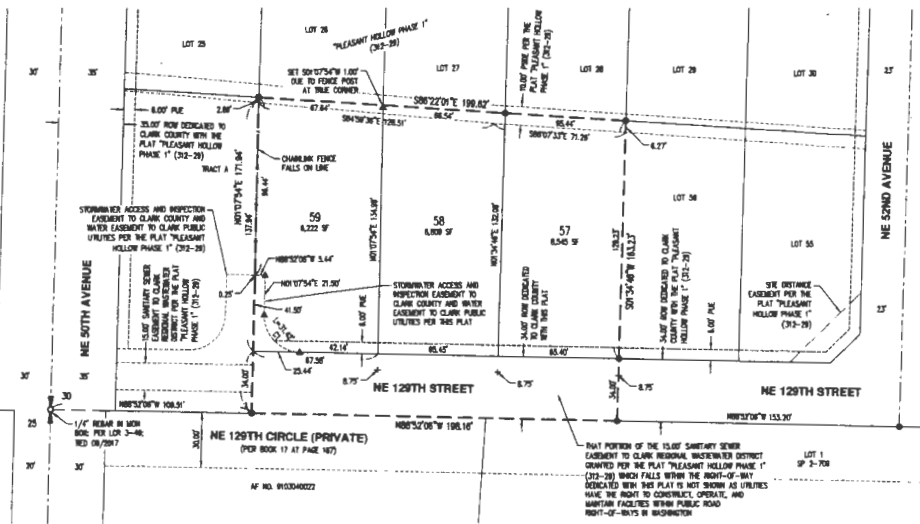
DATE: 11-20-19

SR# \_\_\_\_\_



# PLEASANT HOLLOW PHASE 2

A REPLAT OF TRACT B OF THE PLAT "PLEASANT HOLLOW PHASE 1" (312-29), LOCATED IN GOVERNMENT LOT 2 (FRACTIONAL SOUTHWEST 1/4 OF THE NORTHWEST 1/4) OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON  
SEPTEMBER 6, 2019



**BASIS OF BEARINGS**  
HAD AS (2014) (DPOD 2000-000)  
WASHINGTON STATE PLANE COORDINATE SYSTEM  
U.S. SURVEY FEET, SOUTH ZONE

**WELL NOTE:**  
NO WELLS (EXISTING OR RECOMMISSIONED) ARE LOCATED WITHIN SUBJECT PLAT BOUNDARY.

**PREPARED FOR**  
SUMMERPLACE HOMES, INC.  
12400 NE 2800, SUITE 200  
VANCOUVER, WA 98044

**DEED REFERENCES**

HAMBILL ET AL, AS JOINT TENANTS TO SUMMERPLACE HOMES, INC. JPH S20040 MAY 31, 2019  
GEORGE HAMBILL MEMORIAL FOUNDATION TRUST TO SUMMERPLACE HOMES, INC. JPH S20040 MAY 31, 2019

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE

**COUNTY ASSESSOR**  
THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.070, LAWS OF WASHINGTON, 1987, TO BE KNOWN AS "PLEASANT HOLLOW PHASE 2" PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON

**CLARK COUNTY MANAGER**  
APPROVED AND ACCEPTED BY THE CLARK COUNTY MANAGER, CLARK COUNTY, WASHINGTON, WIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

**COUNTY ENGINEER**  
APPROVED BY: CLARK COUNTY ENGINEER DATE

**COUNTY AUDITOR**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF SUMMERPLACE HOMES, INC.  
AUDITOR'S FILE NUMBER \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE:**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SUMMERPLACE HOMES, INC. IN JUNE, 2019. I HEREBY CERTIFY THAT THIS MAP FOR PLEASANT HOLLOW PHASE 2 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT THE BOUNDARIES OF THE LOTS AND TRACTS, (1) TO THE EXTENT DETERMINED BY THE PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

JAMES G. HANCOCK  
PROFESSIONAL LAND SURVEYOR NO. 54200  
11-25-19

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON } 33  
COUNTY OF CLATSOP } 33  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHARON K. MACFARLANE IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, OR DATA STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED TO BE AN AUTHORIZED SIGNATOR OF SUMMERPLACE HOMES, INC., A WASHINGTON CORPORATION, TO BE THE FIRST AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES INTENDED IN THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_  
DATED: 11/5/2019  
PRINTED NAME: MARLENE L. DUFF  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 5-29-2025

- PLAT NOTES:**
1. SIDEWALKS PRIOR TO EXISTENCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESIDENCIAL LOT FRONTAGES.
  2. UTILITIES AN EASEMENT IS HEREBY REQUIRED UNDER AND UPON ALL TRACTS AND THE EXISTOR SEE (B) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SERVICE LINES. ALL LOTS CONTAINING FAN-ROOF TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE REQUIRED UPON THE EXISTOR SEE (B) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
  3. DRIVEWAYS, DIRECT ACCESS ONTO NE 30TH AVENUE IS PROHIBITED, AND NO OPENINGS ARE PERMITTED IN EXISTING OR BARRIERS INSTALLED IN ANY OTHER BEAR AND SIZE (ADE).
  4. DRIVEWAYS, ALL RESIDENTIAL DRIVEWAYS ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 04.45.020.
  5. STORMWATER FACILITIES LOCATED ON PRIVATE PROPERTY, I.E. AREA DRAINS AND CONCRETE PAVING, SHALL BE MAINTAINED BY THE OWNERS OF LOTS 27, 28, AND 29.
  6. ROOF AND DRAIN SPACE DRAINS, ROOF AND DRAIN 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 SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED. THE HOMEOWNER IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM LATERALS FROM THE HOME TO THE STORMWATER SYSTEM IN THE STREETS.
  7. IMPACT FEES IN ACCORDANCE WITH CCC 45.00 IMPACT FEES SHALL BE ASSESSED ON, AND PAID BY, ALL LOTS IN THE PLAT FOR IMPACTS ON SCHOOLS, PARKS AND RECREATION FACILITIES BASED ON THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (BGS), PUBLIC DISTRICT 6, AND ST. NITA SUB-MEA (TWS). CONSIDERED WITH CCC 45.00.040. IMPACT FEES SHALL BE CALCULATED AT THE TIME OF BUILDING PERMIT ISSUANCE USING THE THEN-APPLICABLE RATES.
  8. ANNOTATIONS: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERGOING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION OF CLATSOP AND CLARK COUNTY COMUNITY DEVELOPMENT SHALL BE NOTICED FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
  9. FIRE SPRINKLER PIPE SPRINKLERS ARE REQUIRED FOR THE RESIDENCES ON LOTS 27, 28, AND 29.

**NARRATIVE**  
THE PURPOSE OF THIS PLAT IS TO REDEVELOP 3 RESIDENTIAL LOTS AND DEDICATE ROAD RIGHT-OF-WAY AS SHOWN.

THE BASIS OF BEARINGS IS BASED ON A LOCAL MEAN PLANE DERIVED FROM STATE PLANE WASHINGTON SOUTH MARGINAL (NAD83) COORDINATES. THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE WGS 84 NETWORK.

ALL BEARINGS, DISTANCES AND FOUND MONUMENTS FOR THE PLAT "PLEASANT HOLLOW PHASE 1" (312-29) ARE AS FOLLOWS:

A 3-SECOND TOTAL STATION AND TRIMBLE 8-10 GPS RECEIVER WERE USED FOR ALL FIELD WORK. ALL CONTROL MONUMENTS MET THE STANDARDS CONTAINED IN WAC 352-130-020. NEW CONTROL WERE SET BY RADIAL STATION/UTM FROM THIS CONTROL. TRAVERSE.

**LEGEND**

- A SET 1/2" X 2" REBAR W/PC INCREASD THIS DEED 5/20/07 OR 08/09/19
- + SET BRASS SCREW WITH BRASS WASHER IN CORNER OR PROJECTION OF THE LINE AT THE DISTANCE FROM THE FRONT LOT CORNER AS NOTED, SET ON 08/09/19
- FOUNDED 1/2" REBAR W/PC INCREASD THIS DEED 5/20/07 FOR THE PLAT "PLEASANT HOLLOW PHASE 1" (312-29) HELD, RED 11/09/04
- ADDITIONAL NUMBER FOR CLARK COUNTY DEED RECORDS WITH A YELLOW PLASTIC CAP
- SP SHORT PLAT BOOK-PAGE
- LWD LIND CORNER RECORD BOOK-PAGE
- PLB PUBLIC UTILITY EASEMENT FOR THE PLAT "PLEASANT HOLLOW PHASE 1" (312-29)
- PRD RECREATIONAL PRIVATE STORM DRAINAGE EASEMENT
- RDW RIGHT-OF-WAY
- SF SQUARE FEET

**CURVE TABLE**

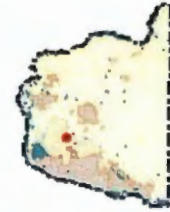
CURVE	BACKSIGHT	DELTA	LENGTH	CHORD
C1	20.00'	107.00°	31.42'	34.25' x 31.25'

**AKS ENGINEERING & FORESTRY, LLC**  
3000 NE 129TH AVE, STE 200  
VANCOUVER, WA 98047  
P: 360.562.0419  
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**AKS**  
ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



# PLEASANT HOLLOW PHASE 2



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

225.9 0 112.97 225.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA GIS - <http://gis.clark.wa.gov>

1: 1,356



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