

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: 13093 NW 43rd Ave, LLC
DATE: January 7, 2020
REQUESTED ACTION: Acceptance of Plat Recording – Ashley Knoll Subdivision
FLR-2019-00033
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Ashley Knoll Subdivision aka Subdivision of Happiness / PLD2017-00014/ FLR-2019-00033

Project review: The application vested on March 14, 2016. A pre-application conference was held June 2, 2016. Preliminary approval was issued on June 22, 2017. Final engineering approval was granted December 1, 2017.

Zoning: R1-10 Zone; **Lot Size:** The R1-10 zone has a minimum lot area of 10,000 square feet and a maximum lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 9,004 square feet to 18,440 square feet.

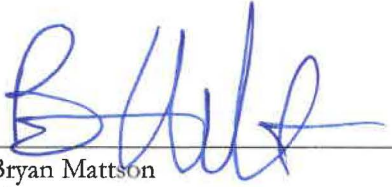
- All lots in this plat are above the minimum area of 10,000 square feet.
OR
 One lot is below the standard minimum lot size of the zone because:
- As allowed by CCC 40.200.040.C.2, One (1) lot within a proposed subdivision, short plat or exempt division shall be considered in compliance with the minimum lot area requirements if it is within ten percent (10%) of the required lot area for the zone.

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 April 10, 2017. Notice of the application and hearing were posted on the site by the applicant on May 1, 2017.

DISTRIBUTION:

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



Bryan Mattson
Planner
Community Development



Dan Young
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071
Shana Lazzarini Ext. 4993



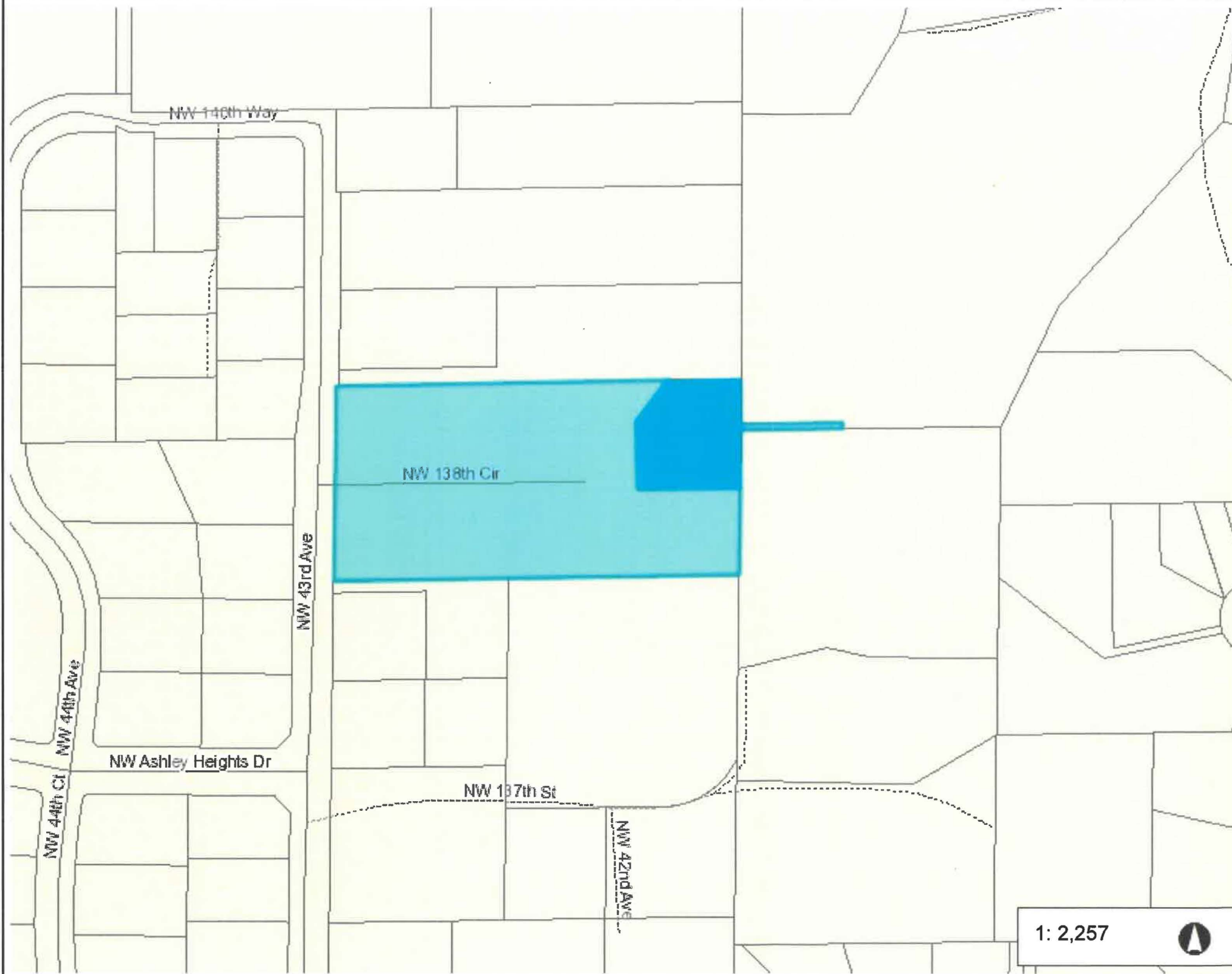
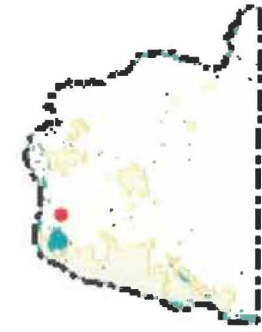
APPROVED: _____
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 1-24-20




SR# _____



ASHLEY KNOLL SUBDIVISION



Legend

-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

1: 2,257



376.2 0 188.08 376.2 Feet

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.

NOTES:

- 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 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.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
- THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: LOT OWNERS ARE RESPONSIBLE FOR STORMWATER FACILITIES ON THEIR RESPECTIVE LOTS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS SHALL COMPLY WITH CCC CH. 40.350.
- ROOF AND CRAWL 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.
- IN ACCORDANCE WITH CCC 40.610, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: HAZEL DELL SUB-AREA WITH A TIF OF \$2,749.46 PER DWELLING, VANCOUVER SCHOOL DISTRICT, WITH A SIF OF \$2,880.75 PER DWELLING, AND PARK DISTRICT #9, WITH A PIF OF \$4,400 PER DWELLING RESPECTIVELY. AS FOUND IN CCC 40.610.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THERE IS A "PRIVATE ROAD MAINTENANCE COVENANT" RECORDED WITH THIS PLAT THAT DEFINES THE MAINTENANCE RESPONSIBILITIES FOR THE PRIVATE ROAD (TRACT "A"). TRACT "A" HAS A STORM INSPECTION EASEMENT GRANTED TO CLARK COUNTY. TRACT "A" ALSO HAS A SANITARY SEWER EASEMENT GRANTED TO THE CLARK REGIONAL WASTEWATER DISTRICT. THE PRIVATE ACCESS AND UTILITY EASEMENT ON LOT 5 IS ALSO A SANITARY SEWER EASEMENT GRANTED TO THE CLARK REGIONAL WASTEWATER DISTRICT. ALSO, THERE IS A "JOINT ACCESS AND MAINTENANCE AGREEMENT" RECORDED WITH THIS PLAT FOR THE SHARED DRIVEWAY TO BE USED BY LOTS 5, 6 AND 7. THIS AGREEMENT EXPLAINS THE EASEMENT RIGHTS AND DEFINES THE MAINTENANCE RESPONSIBILITIES FOR THE SHARED DRIVEWAY AREA.
- THE OWNER AND DEVELOPER SHALL ENSURE THAT ANY DEED CONVEYING OWNERSHIP OF ANY PROPOSED RESIDENTIAL LOT DEPICTED IN THIS PLAT SHALL INCLUDE TWO PARCEL DESCRIPTIONS, THE FIRST BEING A LEGAL DESCRIPTION OF THE RESIDENTIAL LOT AND THE SECOND BEING A LEGAL DESCRIPTION OF THE PURCHASER'S COMMON OWNERSHIP INTEREST IN THE STORM FACILITY. AT THE TIME OF SALE, THE OWNER AND DEVELOPER SHALL ALSO ENSURE THAT A COPY OF THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PURCHASER AS TO THE PRIVATE ROAD AND STORM WATER FACILITY ARE CONVEYED TO THE PURCHASER.
- GEOTECHNICAL ENGINEER TO VERIFY GEO SETBACKS AT TIME OF HOME CONSTRUCTION ON LOT 6.

DEED REFERENCES:

GRANTOR: KATHLEEN A. SHAVER
 GRANTEE: 13903 NW 43RD AVENUE LLC
 AFN: 5281347
 DATE: 05/06/2016

SURVEY REFERENCES:

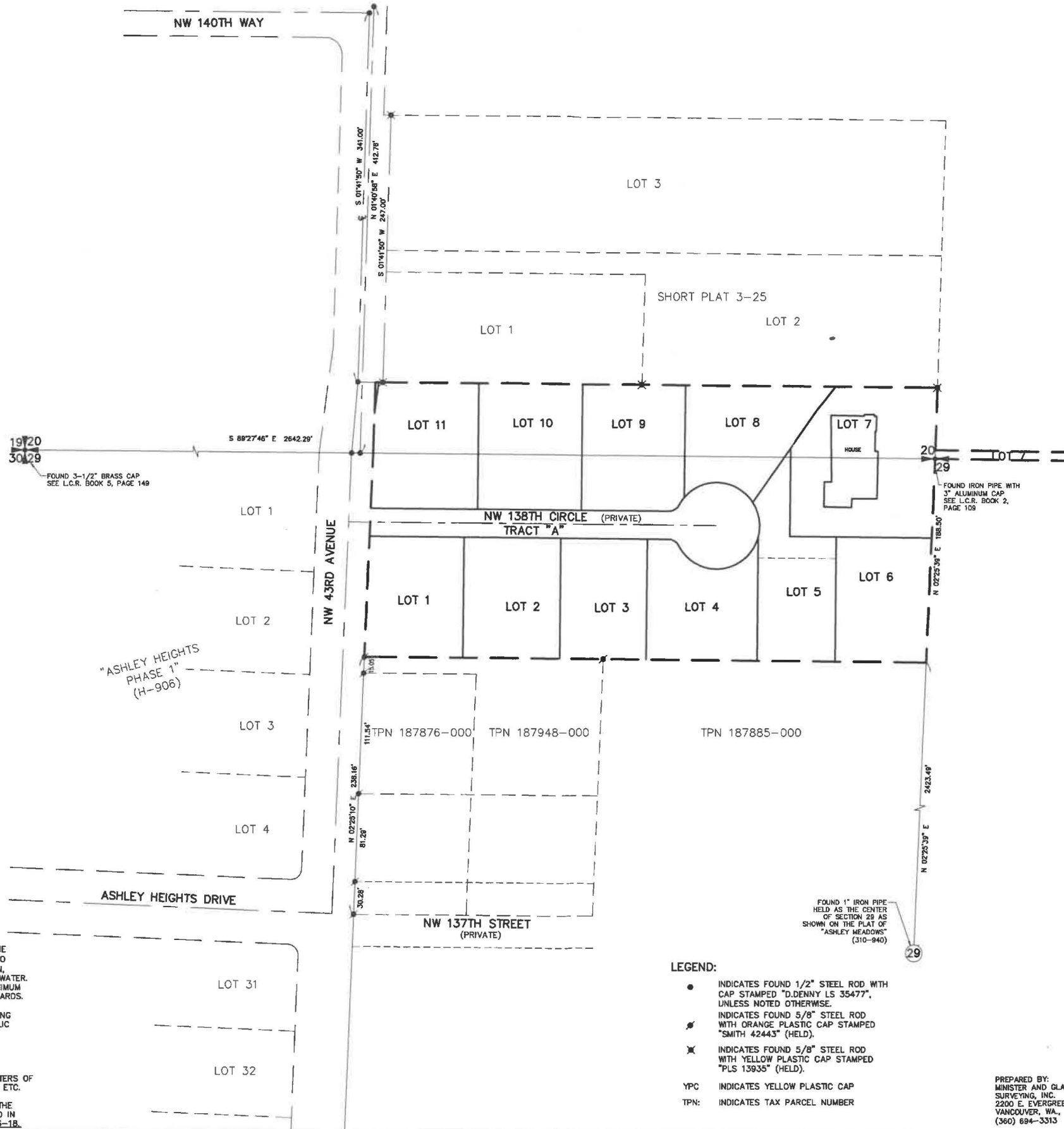
- SMITH SURVEY BOOK 57, PAGE 104.
- SHORT PLAT BOOK 3, PAGE 25.
- PLAT OF "SUNSET ESTATES", BOOK 311, PAGE 491.
- PLAT OF "ASHLEY HEIGHTS PHASE 1", BOOK H, PAGE 906.
- PLAT OF "ASHLEY MEADOWS", BOOK 310, PAGE 840.

EASEMENT:

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/Private ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER. ALL LOTS CONTAINING PADMOUNT 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 RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE 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 11-08-18.



LEGEND:

- INDICATES FOUND 1/2" STEEL ROD WITH CAP STAMPED "D.DENNY LS 35477", UNLESS NOTED OTHERWISE.
- INDICATES FOUND 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "SMITH 42443" (HELD).
- INDICATES FOUND 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 13935" (HELD).
- YPC INDICATES YELLOW PLASTIC CAP
- TPN: INDICATES TAX PARCEL NUMBER

PREPARED BY:
 MINISTER AND GLAESER
 SURVEYING, INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA, 98661
 (360) 694-3313

ASHLEY KNOLL

(PRELIMINARILY APPROVED AS THE "SUBDIVISION OF HAPPINESS")
 IN THE SE 1/4 OF THE SW 1/4
 AND THE SW 1/4 OF THE SE 1/4
 OF SECTION 20 AND
 A PORTION OF GOVT. LOT 3
 IN THE NE 1/4
 OF THE NW 1/4 OF SECTION 29
 T. 3 N., R. 1 E., W.M.
 CLARK COUNTY WASHINGTON

JOB NO.: 18-406
 DRAWING DATE: 12-12-19
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS ASHLEY KNOLL.
 PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____

CLARK COUNTY MANAGER _____

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 11 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____
 IN BOOK _____ OF PLATS, AT PAGE _____
 AT THE REQUEST OF 13903 NW 43RD AVENUE LLC
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE:

I, CRAIG A. GALVIN, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "ASHLEY KNOLL" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF A PORTION OF SECTION 20 AND SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

Craig A. Galvin
 CRAIG A. GALVIN, PROFESSIONAL LAND SURVEYOR,
 PLS NO. 43609

12-12-2019
 DATE

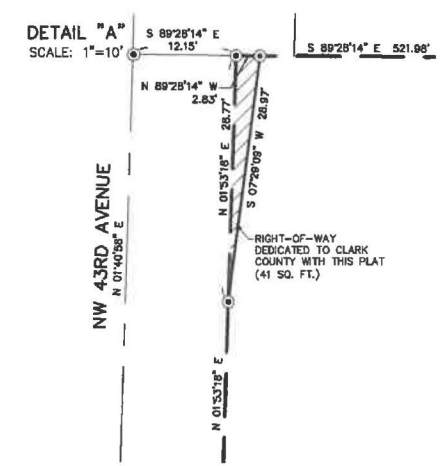
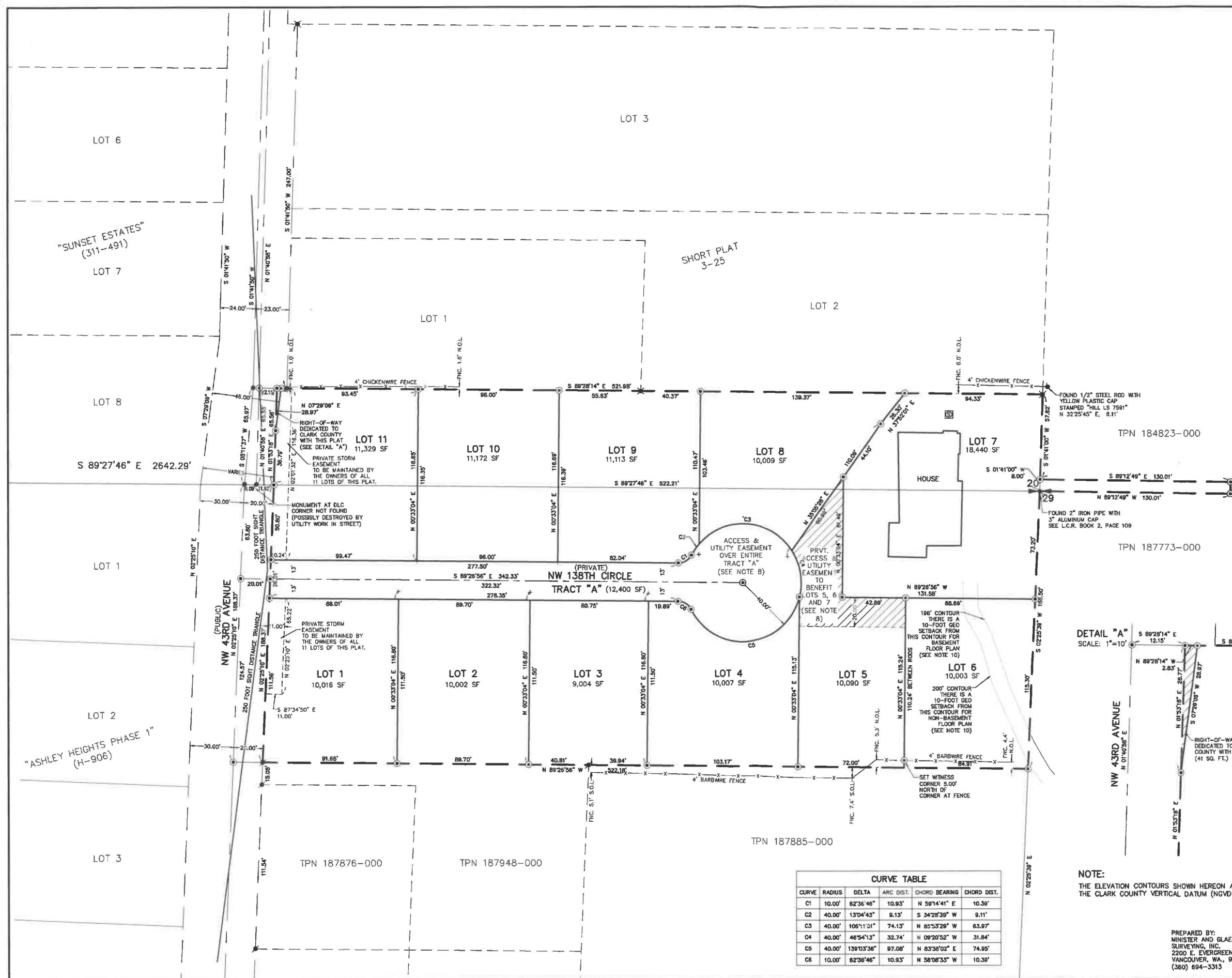


SCALE 1 INCH = 50 FEET

BASIS OF BEARING: S 89°27'46" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 29 BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

ASHLEY KNOLL
(PRELIMINARILY APPROVED AS THE
"SUBDIVISION OF HAPPINESS")
IN THE SE 1/4 OF THE SW 1/4
AND THE SW 1/4 OF THE SE 1/4
OF SECTION 20 AND
A PORTION OF GOVT. LOT 3
IN THE NE 1/4
OF THE NW 1/4 OF SECTION 29
T. 3 N., R. 1 E., W.M.
CLARK COUNTY WASHINGTON
JOB NO.: 18-406
DRAWING DATE: 12-12-19
SHEET 2 OF 2

- LEGEND:**
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "GALVIN 43609", SET
 - INDICATES CALCULATED POSITION
 - INDICATES FOUND 1/2" STEEL ROD WITH CAP STAMPED "D.DENNY LS 35477", UNLESS NOTED OTHERWISE.
 - ✦ INDICATES FOUND 5/8" STEEL ROD WITH ORANGE PLASTIC CAP STAMPED "SMITH 42443" (HELD).
 - ✦ INDICATES FOUND 5/8" STEEL ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 13935" (HELD).
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED PLS 43609, SET
 - YPC INDICATES YELLOW PLASTIC CAP
 - AFN: INDICATES AUDITOR'S FILE NUMBER
 - TPN: INDICATES TAX PARCEL NUMBER
 - COV: INDICATES CITY OF VANCOUVER
 - ROW: INDICATES RIGHT-OF-WAY
 - CRWWD: INDICATES CLARK REGIONAL WASTE WATER DISTRICT
 - SF INDICATES SQUARE FEET
 - N.O.L. INDICATES NORTH OF LINE
 - E.O.L. INDICATES EAST OF LINE
 - S.O.L. INDICATES SOUTH OF LINE
 - W.O.L. INDICATES WEST OF LINE
 - ⊠ INDICATES LOCATION OF DECOMMISSIONED SEPTIC SYSTEM

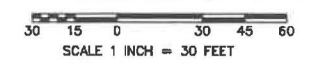


CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	10.00'	62°36'46"	10.93'	N 59°14'41" E	10.38'
C2	40.00'	13°04'43"	9.13'	S 34°28'39" W	9.11'
C3	40.00'	106°11'01"	74.13'	N 85°32'29" W	63.97'
C4	40.00'	46°54'13"	32.74'	N 09°20'52" W	31.84'
C5	40.00'	139°03'36"	97.08'	N 83°38'02" E	74.95'
C6	10.00'	62°36'46"	10.93'	N 58°08'33" W	10.38'

NOTE:
THE ELEVATION CONTOURS SHOWN HEREON ARE ON THE CLARK COUNTY VERTICAL DATUM (NGVD 29/47).

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA., 98661
(360) 694-3313



12-12-2019
BASIS OF BEARING:
WSRN S 89°27'46" E ALONG THE
NORTH LINE OF THE NW 1/4 OF SECTION 29
BETWEEN FOUND MONUMENTS AS SHOWN HEREON.