

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: David & Jeannette Sale

DATE: May 27, 2020

REQUESTED ACTION: Acceptance of Plat Recording – Lalonde Creek Estates Short Plat
FLR-2019-00130

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for – Lalonde Creek Estates Short Plat
PLD2017-00049; FLR-2019-00130

Project review: The application vested on September 7, 2017. A pre-application conference was held December 9, 2016. Preliminary approval was issued on May 8, 2018. Final engineering approval was granted May 21, 2019.

Zoning: R1-6 Zone, **Lot Size:** The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. An existing home lies within Lot 7 and is therefore exempt from the average lot size calculation. The net average lot size is 8,410 square feet.
Actual Lot Size: Parcels range in size from 6,228 square feet to 20,405 square feet.

All lots in this plat are above the minimum of 6,000 square feet.

COMMUNITY OUTREACH

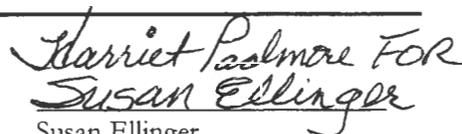
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on October 2, 2017.

DISTRIBUTION:

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



Bryan Mattson
Planner
Community Development



Susan Ellinger
Land Use Review Manager
Community Development

Per Email Authorization

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

APPROVED: *Lathleen Ota*
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 6/4/2020

SR# _____



PREPARED BY:
KPF SURVEYING, INC.
2208 E EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 834-0174

REQUIRED NOTES:

- 1) 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.
- 2) ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
- 3) THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES. ALL LOT OWNERS.
- 4) ROOF AND CRAWL SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED 45-BUILT PLAN. A REVISION TO THIS 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.
- 5) PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- 6) 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, TRACTS, AND THREE (3) FEET ADJACENT TO THE PRIVATE UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PANDORA TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGN ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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.
- 7) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.300.
- 8) NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREET: NE 99TH STREET.
- 9) IN ACCORDANCE WITH CCC 40.810, IMPACT FEES FOR EACH NEW DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (SIF), PARK DISTRICT 8 (PIF) AND HAZEL DELL SUB-AREA (CIS). AS FOUND IN CCC40.810.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

NOTES:

- A. TRACT "A" IS A PRIVATE ROAD TRACT TO BE OWNED AND MAINTAINED BY ALL LOT OWNERS. ALSO A PUBLIC SANITARY SEWER EASEMENT TO CRWD AND A PUBLIC WATER EASEMENT TO CPU. ALSO A PUBLIC STORM ACCESS AND INSPECTION EASEMENT TO CLARK COUNTY.
- B. TRACT "B" IS A STORM WATER TRACT TO BE OWNED AND MAINTAINED BY ALL LOT OWNERS. ALSO AN ACCESS AND INSPECTION EASEMENT GRANTED TO CLARK COUNTY.
- C. TRACT "C" IS AN OPEN SPACE / HABITAT TRACT TO BE OWNED AND MAINTAINED BY ALL LOT OWNERS. ALSO A PUBLIC STORM ACCESS AND INSPECTION EASEMENT TO CLARK COUNTY.
- D. A MAINTENANCE ACCESS EASEMENT IS GRANTED TO CLARK COUNTY ACROSS TRACTS "A" AND "C" TO THE COUNTY OWNED FACILITIES WITHIN PARCEL #189785-000.
- E. THE RIPARIAN HABITAT BUFFER HAS BEEN ADJUSTED THROUGH PERMIT WAIVER-2020-00020 FOR LOTS 1.2.3 & 8.

SURVEY REFERENCES:

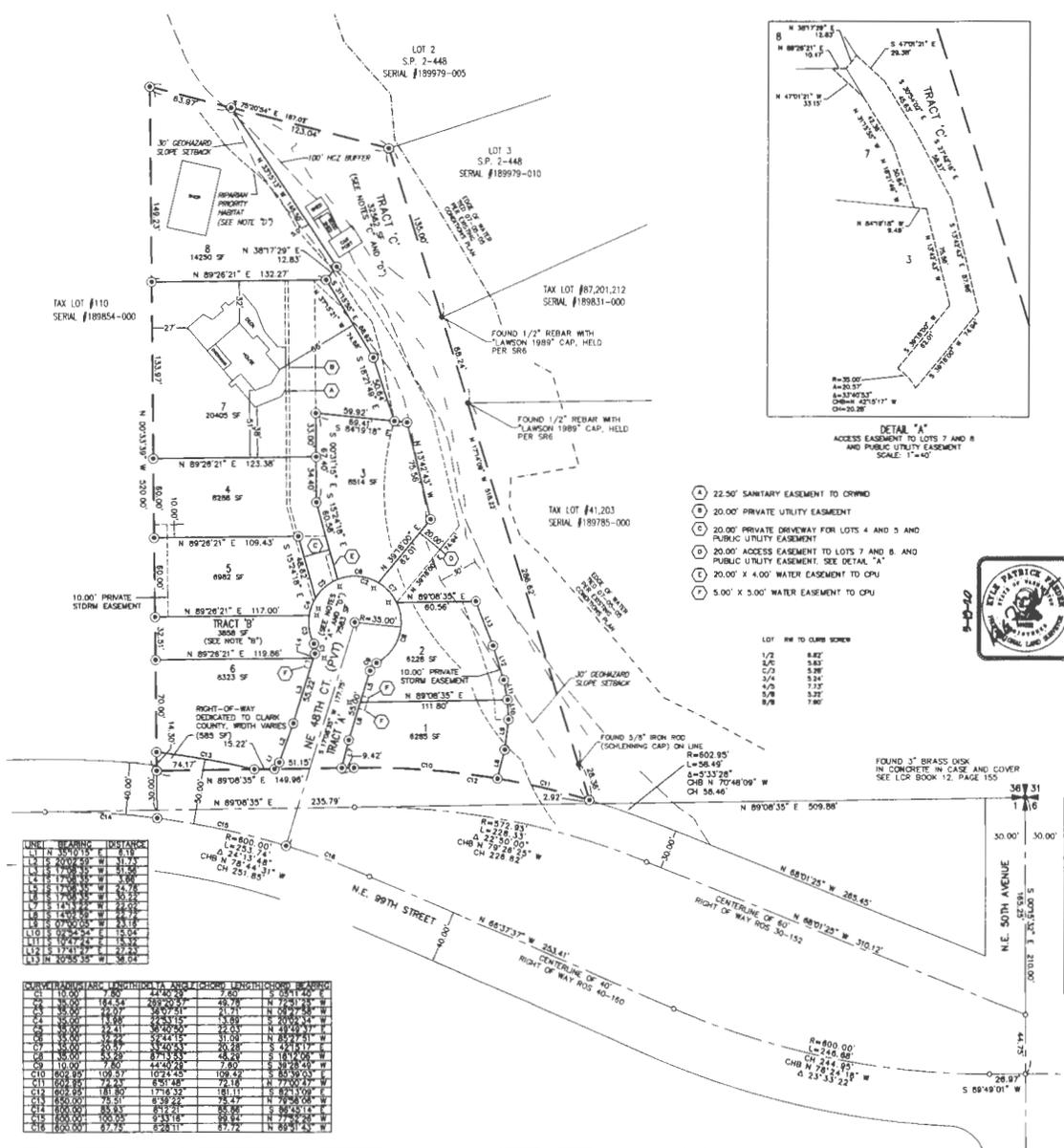
- 1) SURVEY BOOK 19, PAGE 49
- 2) SURVEY BOOK 30, PAGE 152
- 3) SURVEY BOOK 40, PAGE 160
- 4) SURVEY BOOK 45, PAGE 146
- 5) SURVEY BOOK 67, PAGE 14
- 6) SHORT PLAT BOOK 2, PAGE 448

NEED REFERENCE:

GRANTOR: THOMAS J. FLETCHER AND TAMARA L. FLETCHER
GRANTEE: JEANNETTE SALL AND DAVID SALL
AUDITORS FILE NUMBER: 5292514
DATED: 6-10-2016



A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE MISTAKEN ON 8-15-2017.



| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N 89°08'35\" | 117.00' |
| L2 | N 89°28'21\" | 108.43' |
| L3 | N 89°28'21\" | 132.27' |
| L4 | N 89°28'21\" | 123.36' |
| L5 | N 89°28'21\" | 108.43' |
| L6 | N 89°28'21\" | 117.00' |
| L7 | N 89°28'21\" | 119.88' |
| L8 | N 89°28'21\" | 117.00' |
| L9 | N 89°28'21\" | 117.00' |
| L10 | N 89°28'21\" | 117.00' |
| L11 | N 89°28'21\" | 117.00' |
| L12 | N 89°28'21\" | 117.00' |
| L13 | N 89°28'21\" | 117.00' |

| LINE | BEARING | DISTANCE | AREA |
|------|--------------|----------|-----------|
| C1 | N 89°08'35\" | 117.00' | 13,500.00 |
| C2 | N 89°28'21\" | 108.43' | 11,800.00 |
| C3 | N 89°28'21\" | 132.27' | 17,500.00 |
| C4 | N 89°28'21\" | 123.36' | 15,000.00 |
| C5 | N 89°28'21\" | 108.43' | 12,800.00 |
| C6 | N 89°28'21\" | 117.00' | 13,800.00 |
| C7 | N 89°28'21\" | 119.88' | 14,200.00 |
| C8 | N 89°28'21\" | 117.00' | 13,800.00 |
| C9 | N 89°28'21\" | 117.00' | 13,800.00 |
| C10 | N 89°28'21\" | 117.00' | 13,800.00 |
| C11 | N 89°28'21\" | 117.00' | 13,800.00 |
| C12 | N 89°28'21\" | 117.00' | 13,800.00 |
| C13 | N 89°28'21\" | 117.00' | 13,800.00 |

- (A) 22.50' SANITARY EASEMENT TO CRWD
- (B) 20.00' PRIVATE UTILITY EASEMENT
- (C) 20.00' PRIVATE DRIVEWAY FOR LOTS 4 AND 5 AND PUBLIC UTILITY EASEMENT
- (D) 20.00' ACCESS EASEMENT TO LOTS 7 AND 8 AND PUBLIC UTILITY EASEMENT. SEE DETAIL "A"
- (E) 20.00' X 4.00' WATER EASEMENT TO CPU
- (F) 5.00' X 5.00' WATER EASEMENT TO CPU

| LOT | HW TO CURB WIDTH | AREA |
|-----|------------------|------|
| 1/2 | 8.02' | 6.62 |
| 3/2 | 8.02' | 6.62 |
| 4/2 | 8.02' | 6.62 |
| 5/2 | 8.02' | 6.62 |
| 6/2 | 8.02' | 6.62 |
| 7/2 | 8.02' | 6.62 |
| 8/2 | 8.02' | 6.62 |



**LALONDE CREEK ESTATES
SHORT PLAT
IN A PORTION OF THE
SE 1/4 OF THE SE 1/4
OF SECTION 36, T. 3 N., R. 1 E. W. M.
CLARK COUNTY, WASHINGTON**

CLARK COUNTY PLANNING DIRECTOR
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR _____ DATE _____
CLARK COUNTY AUDITOR
ATTESTED BY: _____ (COUNTY AUDITOR)
FILED FOR RECORD THIS _____ DAY OF _____, 2020.
AUDITORS FILE NO. _____ BOOK _____ OF SHORT PLATS, PAGE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 56.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS LALONDE CREEK ESTATES SHORT PLAT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

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

CLARK COUNTY ENGINEER:
APPROVED BY: CLARK COUNTY ENGINEER _____ DATE _____

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 GIANNI AND JEANETTE SALES ON 10/28/19. I HEREBY CERTIFY THAT THIS MAP FOR LALONDE CREEK ESTATES SHORT PLAT IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREBY 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 ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF; OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLIED 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.

KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, DATE _____
PLS NO. 41032

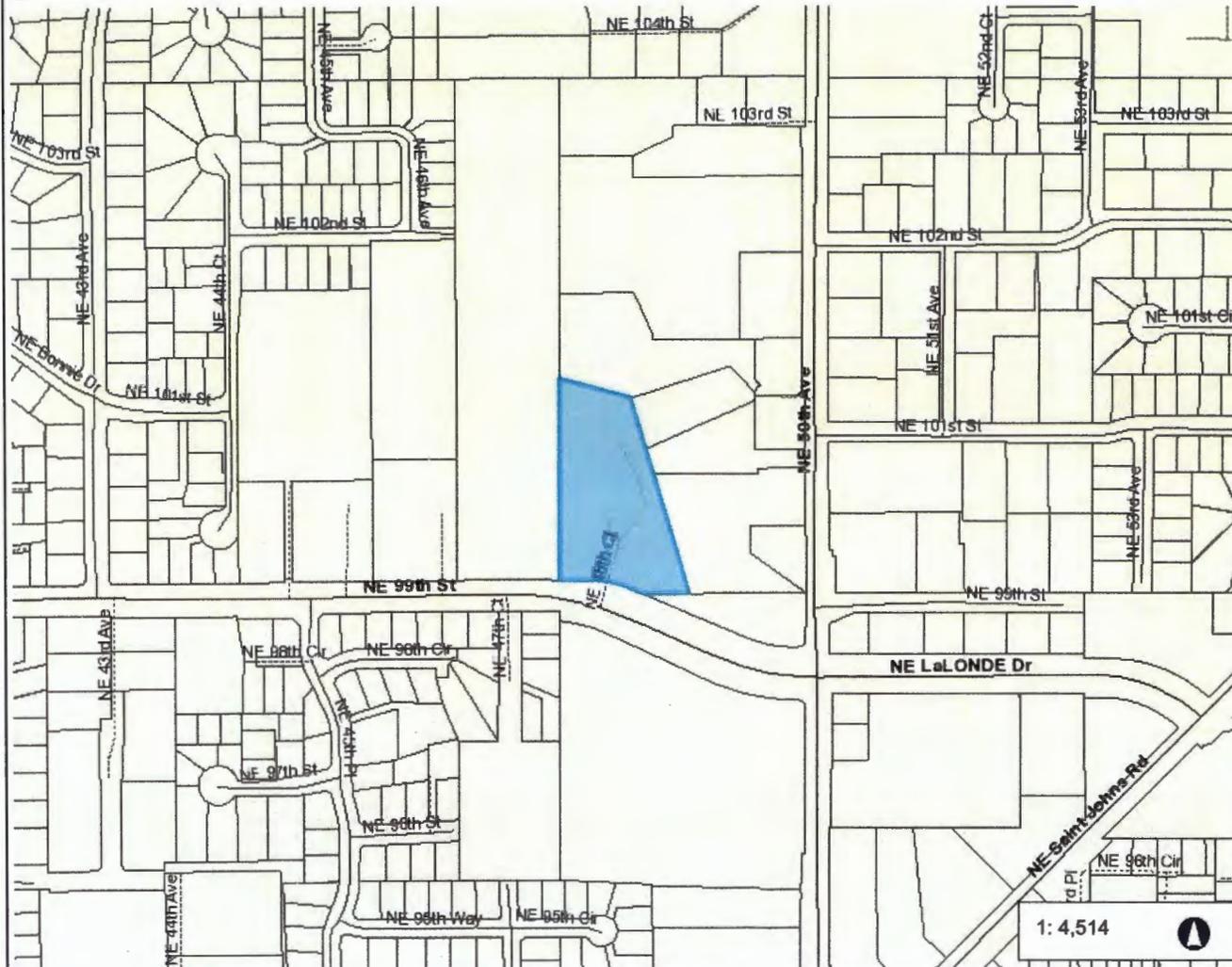
ACKNOWLEDGEMENT
STATE OF _____
COUNTY OF _____
SIGNED OR ATTESTED BEFORE ME _____ BY KYLE P. FEEDER
NOTARY SIGNATURE _____
DATED _____
PRINTED NAME _____
NOTARY IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

- LEGEND**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED (FEEDER #1032) SET
 - INDICATES CALCULATED POSITION
 - ⊕ INDICATES ROCK MARK WITH BRASS WASHES BUSHWOOD "FEEDER HAZARD" SET AT THE EXTENSION OF ALL LOT LINES IN THE CASE FOR THE PURPOSE OF LINE AND DISTANCE
 - CRWD INDICATES CLARK REGIONAL WASTE WATER DISTRICT
 - CPU INDICATES CLARK PUBLIC UTILITIES
 - INDICATES RIGHT-OF-WAY
 - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - INDICATES EASEMENT
 - INDICATES GEHAZARD SLOPE SETBACK
 - INDICATES EXISTING RIPARIAN HABITAT

DATE: 5-19-20
SCALE: 1"=40'
JOB NO.: 15006
CALL BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SURVEYING, INC.
2208 E. EVERGREEN BLVD. VANCOUVER, WASH 98661
SHEET 1 OF 1



LALONDE CREEK ESTATES SHORT PLAT



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

752.3 0 376.17 752.3 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.

1:4,514

