

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Krippner Homes LLC

DATE: Final Plat Consent Agenda – August 22, 2017

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2017-00022 Heights at Pleasant Valley

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Heights at Pleasant Valley PLD2016-00018/FLD2017-00022 Heights at Pleasant Valley

Project review: The application vested on April 5, 2016. A pre-application conference was held April 28, 2016. Preliminary approval was issued on January 4, 2017. Final engineering approval was granted May 2, 2017.

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 8,515 square feet to 13,099 square feet and the average lot size is 10,431 square feet.

COMMUNITY OUTREACH

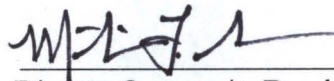
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on October 11, 2016. Notice of the application and hearing were posted on the site by the applicant on November 4, 2016.

DISTRIBUTION:

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

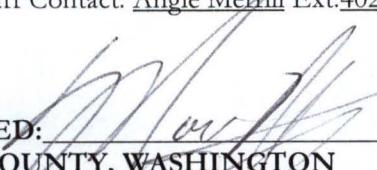


Planner
Melissa Curtis



Director Community Development
Marty Snell

Primary Staff Contact: Angie Merrill Ext.4028


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS



DATE: Aug. 22, 2017

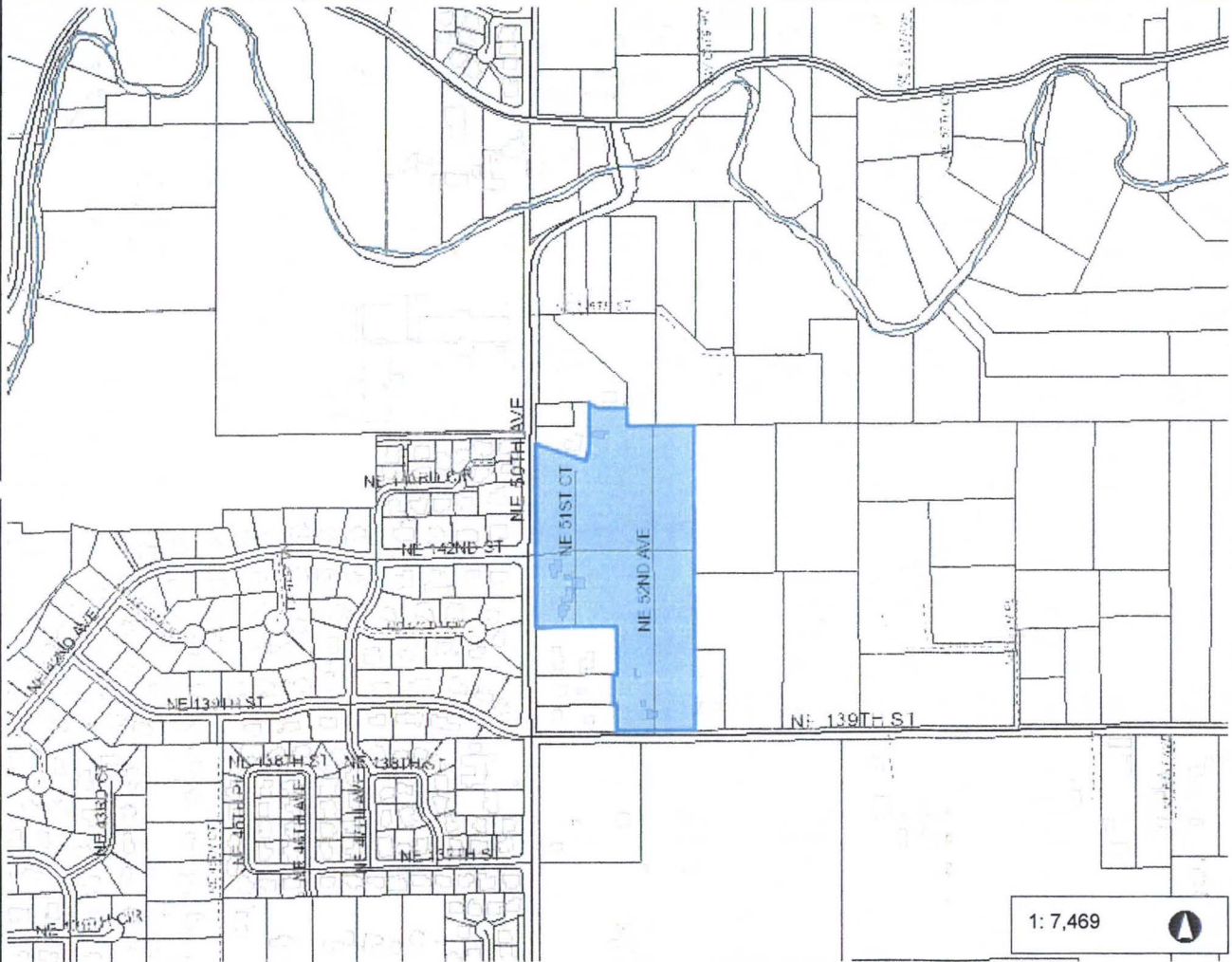
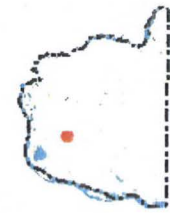
SR# SR 174-17

APPROVED: _____
Jim Rumpeltes, Interim County Manager

DATE: _____



Vicinity Map



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

Notes:

1: 7,469

1,244.8 0 622.42 1,244.8 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.

THE HEIGHTS AT PLEASANT VALLEY

PRELIMINARILY APPROVED AS KACI HEIGHTS SUBDIVISION
 LOCATED IN THE FRACTIONAL SW 1/4 AND THE NW
 1/4 OF THE SW 1/4 OF SECTION 19, T3N, R2E, W.M.,
 CLARK COUNTY, WASHINGTON
 AUGUST 2017



SCALE: 1" = 100 FEET

BASIS OF BEARINGS
 IGS BOOK 84 PAGE 152 (SEE WARNING)

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: *[Signature]* 8/19/17
 CLARK COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.010, (LAPD OF WASHINGTON, 1981, TO BE KNOWN AS THE HEIGHTS AT PLEASANT VALLEY" 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 DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ CLARK COUNTY ENGINEER DATE

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2017,

IN BOOK _____ OF PLATS, AT PAGE _____ AT THE REQUEST OF SURVEYOR
 HOMES LLC
 ASSISTANT'S FILE NUMBER: _____

COUNTY AUDITOR: _____

LAND SURVEYOR'S CERTIFICATE

I, CLARK A. BRENDA, BEING 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 MONTH OF JUNE, 2017 - SEPTEMBER 2017 THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE CORRECT BY THE PLAT.

Clark A. Brenda 8/18/2017
 PROFESSIONAL LAND SURVEYOR DATE



PAGE 1 OF 3

JOB NAME: KACI HEIGHTS
 JOB NUMBER: 2051
 DRAWN BY: BJA
 CHECKED BY: CMB
 DRAWING NO.: 200201AT

AKS ENGINEERING & FORESTRY, LLC
 3600 NE 125TH AVE, STE 2550
 WACO, WA 99082
 P: 360.923.0149
 F: 360.923.0426
 akf@aks.com
AKS
 ENGINEERING SURVEYING NATURAL RESOURCES
 FORESTRY PLANNING LANDSCAPE ARCHITECTURE

LEGEND

- SET 1/2" X 3/4" REBAR WITH YELLOW PLASTIC CAP MARKED "MS ENGR 34127" TO BE POST-MONUMENTED
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MS ENGR 34127" PER IGS BOOK 47 PAGE 84, FIELD
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "MS ENGR 34127" PER IGS BOOK 65 PAGE 152, FIELD
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MS ENGR 34127" PER IGS BOOK 65 PAGE 152, FIELD (18-12-2017)
- △ FOUND 1/2" REBAR AS NOTED

- ALL MONUMENTS NOTED AS FOUND WERE RED ON 04/19/2016 UNLESS NOTED OTHERWISE
- ADJACENT'S FILE NUMBER
- CPW/C CLEAR REGIONAL WATER WASTEWATER DISTRICT
- K.A.A. HOME OWNERS ASSOCIATION
- L.I.R. LAND OWNER RECORDS
- L.O.R. RECORD OF SURVEY
- R.O.M. RIGHT-OF-WAY
- S.M.S. STATE DISTANCE INDEUMENT
- SIZE WITH YELLOW PLASTIC CAP
- W.P.P.C. WELL - RECOMMENDED
- RECORD DATA PER SURVEY REFERENCE
- FIELD RECORD DATA PER IGS 85-152

SURVEY REFERENCES

- (1) SHORT PLAT BOOK 2 PAGE 314
- (2) PLAT "THE HEIGHTS AT PLEASANT VALLEY, PLAT NO. 1" BOOK 9 PAGE 63
- (3) PLAT "THE HEIGHTS AT PLEASANT VALLEY" BOOK 310 PAGE 788
- (4) RECORD OF SURVEY BOOK 47 PAGE 84
- (5) YOURS SHORT PLAT BOOK 3 PAGE 404

DEED REFERENCES

STATIONARY WARRANTY DEED AND AGREEMENT FOR BOUNDARY LINE ADJUSTMENT
 TO: ROYALTY HOME LLC
 APN: 405100
 (04-18-2017)

STATIONARY WARRANTY DEED
 TO: ROYALTY HOME LLC
 APN: 529247
 (04/18/2017)

QUIT CLAIM DEED
 ROYALTY HOME LLC TO
 CMB-RELLS
 APN: 529256

QUIT CLAIM DEED
 ROYALTY HOME LLC TO MCDL
 APN: 529257

QUIT CLAIM DEED
 ROYALTY HOME LLC TO
 CMB-RELLS
 APN: 405115
 (08-25-2012)

FOUND 3-1/2" BRASS DISK WITH CASE & COVER AS SHOWN IGS 85-152 LOT BOOK 13 PAGE 24

FOUND 3-1/2" BRASS DISK WITH CASE & COVER AS SHOWN IGS 85-152 LOT BOOK 13 PAGE 24

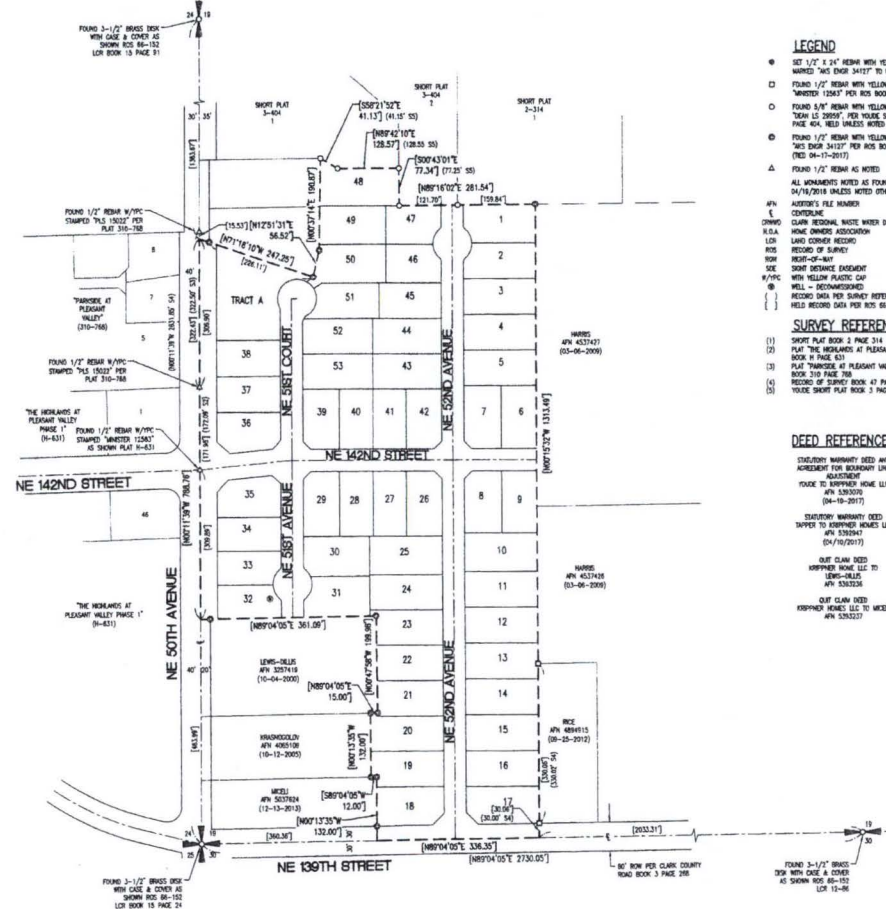
FOUND 3-1/2" BRASS DISK WITH CASE & COVER AS SHOWN IGS 85-152 LOT BOOK 13 PAGE 24

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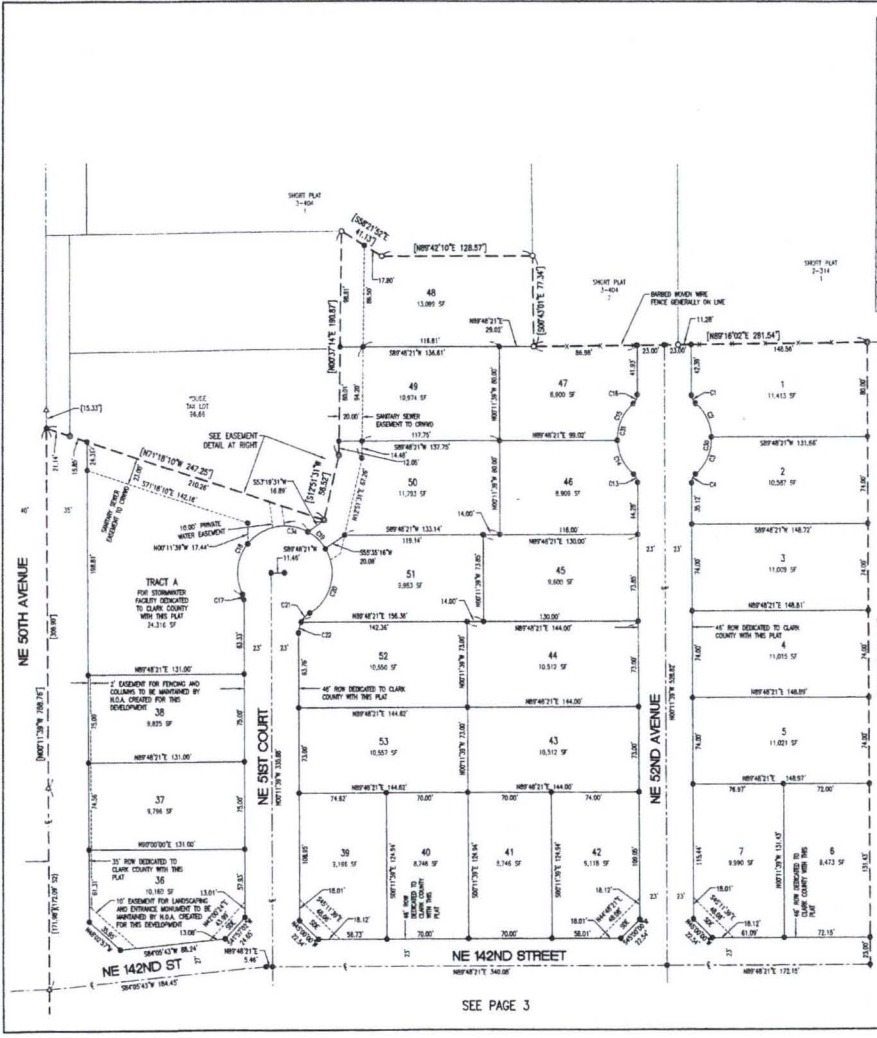


NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 53 RESIDENTIAL LOTS, 1 BLOCK AND DEDICATE STREETS FROM THE CITED REFERRED TRACT AS SHOWN. BEARINGS WERE MADE ON RECOVERED CORNER POINTS FOUND IN THEIR ORIGINAL POSITIONS ESTABLISHED IN SURVEY BOOK 47 PAGE 84 WHICH PREVIOUSLY ESTABLISHED THE BOUNDARY FOR THIS PROJECT. CONTROL POINTS PREVIOUSLY ESTABLISHED AND THE CORNER POINTS CONTAINED IN IGS 332-133-000 NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY SIGNAL STRAYED FROM THE ABOVE MENTIONED TRIANGULAR A 3-5-2000 TRIPLET DISTANCE MEASUREMENT WITH ELECTRONIC DISTANCE COLLECTOR WAS USED FOR ALL FIELD WORK.

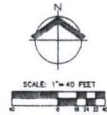
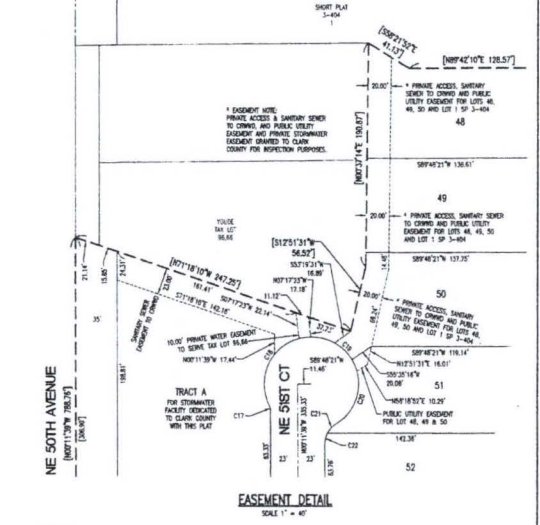
BOUNDARY ESTABLISHMENT NOTE

THE BOUNDARY FOR THIS PLAT WAS PREVIOUSLY ESTABLISHED IN BOOK 6 PAGE 152. SEE SURVEY FOR FURTHER ESTABLISHMENT.



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	40.00	48.3747	8.48	43.7327E 8.24
C2	40.00	48.4617	32.63	40.5291E 31.75
C3	40.00	57.5079	35.37	40.5710E 34.18
C4	31.17	48.5023	8.00	37.9907E 8.35
C5	30.00	49.7442	7.36	42.7804E 7.18
C6	40.00	48.4737	33.87	53.2547E 31.37
C7	40.00	56.3679	33.37	52.5172E 34.18
C8	30.00	48.4680	8.50	42.4492E 8.50
C9	30.00	26.4920	4.86	44.5207E 4.84
C10	40.00	48.5725	32.20	54.5102E 31.56
C11	40.00	29.2023	20.49	40.5528E 20.27
C12	40.00	48.3715	62.82	40.7287E 56.35
C13	30.00	36.5679	12.80	34.7474E 12.87
C14	30.00	27.3074	9.67	31.7348E 9.37
C15	40.00	57.2728	37.98	40.7408E 36.09
C16	40.00	57.2474	66.00	50.1730E 60.92
C17	40.00	20.9737	18.27	41.7212E 18.24

THE HEIGHTS AT PLEASANT VALLEY
 PRELIMINARILY APPROVED AS KACI HEIGHTS SUBDIVISION
 LOCATED IN THE FRACTIONAL SW 1/4 AND THE NW
 1/4 OF THE SW 1/4 OF SECTION 19, T3N, R2E, W.M.,
 CLARK COUNTY, WASHINGTON
 AUGUST 2017



LEGEND

- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "EACH 34117" TO BE POST-MONUMENTED
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MARKED 12923" PER JOB BOOK 47 PAGE 26, HELD
- FOUND 1/4" REBAR WITH YELLOW PLASTIC CAP MARKED "TEAM 12 2006" PER TRADE SHEET PLAN BOOK 3 PAGE 46, HELD (SMALL NODS CHAINING)
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "EACH 34117" PER JOB BOOK 86 PAGE 152, HELD (2005-06-11-2015)
- △ FOUND 1/2" REBAR AS NOTED

ALL MONUMENTS NOTED AS FOUND WERE TIED ON 04/19/2016 (HELDS NOTED OTHERWISE)

AKS ALBERTS FILE NUMBER
 CENTERLINE
 CLARK METROPOLITAN WATER DISTRICT
 HOME OWNERS ASSOCIATION
 LAND CONVEY RECORDS
 RECORDS OF SURVEY
 ROW
 RIGHT-OF-WAY RECORDS
 1/4" x 24" REBAR WITH YELLOW PLASTIC CAP
 HELD - RECORDATION
 RECORD DATA FOR SURVEY REFERENCE
 HELD RECORD DATA PER JOB 86-152

SURVEY REFERENCES

- (1) SHORT PLAT BOOK 12 PAGE 214
- (2) PLAT "THE HEIGHTS AT PLEASANT VALLEY PHASE 1"
- (3) PLAT "THUNDER AT PLEASANT VALLEY"
- (4) JOB 86-152 RECORD OF SURVEY BOOK 47 PAGE 26
- (5) TRADE SHEET PLAN BOOK 3 PAGE 46

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**AKS ENGINEERING & SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE**



SEE PAGE 2

THE HEIGHTS AT PLEASANT VALLEY

PRELIMINARILY APPROVED AS KACI HEIGHTS SUBDIVISION
LOCATED IN THE FRACTIONAL SW 1/4 AND THE NW
1/4 OF THE SW 1/4 OF SECTION 19, T3N, R2E, W.M.,
CLARK COUNTY, WASHINGTON
AUGUST 2017



LEGEND

- SET 1/2" x 3/4" PEGS WITH YELLOW PLASTIC CAP MARKED "MS-BOOK 3" TO BE POST-ADJUSTED
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MASON 2202" FOR BOX BOOK #7 PAGE 98, RECD 04-11-2017
- FOUND 3/8" REBAR WITH YELLOW PLASTIC CAP MARKED "TERR 43 2005" FOR YOUNG SHEET PLAT BOOK 3 PAGE 98, RECD 04-11-2017
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MS-BOOK 3" FOR BOX BOOK #8 PAGE 152, RECD 04-11-2017
- △ FOUND 1/2" REBAR AS NOTED
- ALL DIMENSIONS HEREIN ARE TO BE TAKEN FROM THE TOP SURFACE UNLESS NOTED OTHERWISE.
- ALL ADJACENT FILE NUMBERS
- CONTR. CLARK REGIONAL WATER DISTRICT
- K.A.A. KING COUNTY RECORDS
- CLR. LAND CORNER RECORDS
- REC. RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SEC. BOUNDARY SURVEY
- W/PLC WITH YELLOW PLASTIC CAP
- W/PLC - UNRECORDED
- () RECORD DATA FOR BOUNDARY REFERENCE
- () RECD RECORD DATA FOR ROW #10

SURVEY REFERENCES

- (1) BOOK 107 PAGE 3 PAGE 214
- (2) PLAT "THE HIGHLANDS AT PLEASANT VALLEY PHASE 1" BOOK 110 PAGE 100
- (3) PLAT "PLEASANT VALLEY" BOOK 110 PAGE 100
- (4) RECORD OF SURVEY BOOK #7 PAGE 98 YOUNG SHEET PLAT BOOK 3 PAGE 98

CURVE TABLE

CURVE	ANGLE	DELTA	LENGTH	CHORD
C1	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C2	40.00°	29.9737'	11.76'	143.9161' @ 12.61'
C3	40.00°	7.7521'	30.33'	142.7914' @ 45.95'
C4	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C5	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C6	40.00°	29.9737'	11.76'	143.9161' @ 12.61'
C7	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C8	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C9	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C10	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C11	30.00°	48.2731'	8.45'	124.7017' @ 2.2'
C12	40.00°	29.9737'	11.76'	143.9161' @ 12.61'
C13	40.00°	29.9737'	11.76'	143.9161' @ 12.61'



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1600 NE 12TH AVE STE 2020
UNIONWAVER, WA 98089
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WWW.AKS-LLC.COM

DESIGNED BY: CAR
ENGINEERING SURVEYING NATURAL RESOURCES
FORESTRY PLANNING LANDSCAPE ARCHITECTURE

PAGE 3 OF 3

