

CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development

DATE: Final Plat Consent Agenda – January 26, 2016

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00048 Country Tier 2 Infill Short Plat

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Country Tier 2 Infill Short Plat
FLD2015-00048/PLD2007-00019

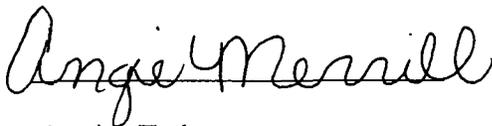
Zoning: R1-6; **Lot Size:** The minimum lot area of 6,000 square feet and the maximum average lot area of 8,500 square feet. The project is utilizing Tier 2 Infill Standards **Actual Lot Size:** Parcels range in size from 4,870 square feet to 6,587 square feet. **Exceptions:** None; **Project Start:** The application vested on March 16, 2007, Pre-application conference was held April 20, 2006, Final order of Short Plat Review approval was June 7, 2007.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the April 9, 2007, and property owners located within 300 feet of the site on April 9, 2007.

DISTRIBUTION:

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



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Jan. 26, 2016

SR 013-16



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BK
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PLAT NOTES

- A. **MOBILE HOMES:** MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS PLAT, IN ACCORDANCE WITH OCC 40.260.130.
- B. **UTILITIES:** AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING, AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES, ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) ALONG THE FRONTAGE BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- C. **DRIVEWAYS:** ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH OCC 40.350.
- D. **PRIVATELY OWNED STORMWATER FACILITIES (TRACT A):** THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED FACILITIES: **ALL LOT OWNERS OF THIS SHORT PLAT** SEE DEVELOPER COVENANT FOR BUILDING SETBACKS, MAXIMUM LOT COVERAGE IS 60%
- E. **LOT 5 OF THIS PLAT IS DESIGNATED AS EXEMPT FROM SCHOOL, PARK AND TRAFFIC IMPACT FEES.**

* LOT 5 OF THIS PLAT IS DESIGNATED AS EXEMPT FROM SCHOOL, PARK AND TRAFFIC IMPACT FEES.

BASIS OF BEARING

BASIS OF BEARING IS THE CENTERLINE OF NE 85TH ST PER THE FOUND AND FIELD MONUMENTS SHOWN HEREON AS SET IN PLATS 4-473, 4-171, AND J-70.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCEL 153993-000 AND 104163-334, AT THE REQUEST OF THE OWNERS ANDREY AND PETER BONDAR. THE PLATTED AREA IS 52,806 SQ. FT. (1.21 ACRES)

SURVEY PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A TRIMBLE S6 ROBOTIC TOTAL STATION. THE CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN AUGUST 12, 2015

DEED REFERENCES

REAL ESTATE CONTRACT: SELLER - HAROLD W. BURRIS AND EILEEN BURRIS; BUYER - ANDREY BONDAR AND PETER BONDAR; DATE: JUNE 17, 2004
SHORT PLAT GUARANTEE/CERTIFICATE: NUMBER 612834565; EFFECTIVE DATE: DECEMBER 10, 2015; BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

STANDARD UTILITY EASEMENT

THE EASEMENT SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING, AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICES TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND COVENANT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREON.

LEGEND

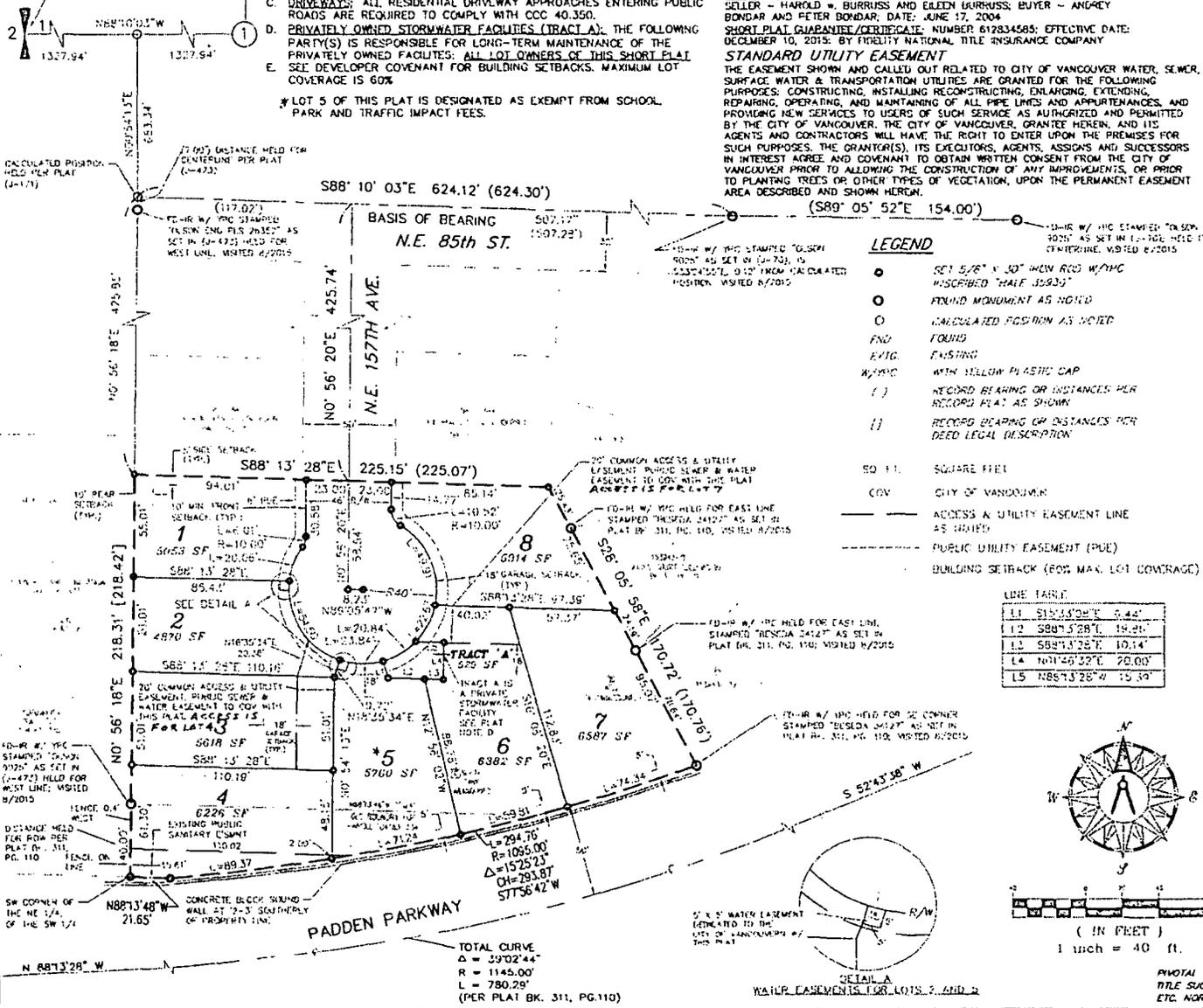
- SET 5/8" X 30" WOOD ROD W/TYPE DESCRIBED HALF 32830"
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION AS NOTED
- END FOUND
- EXISTING
- W/TYPE WITH YELLOW PLASTIC CAP
- () RECORD BEARING OR DISTANCES PER RECORD PLAT AS SHOWN
- [] RECORD BEARING OR DISTANCES PER DEED LEGAL DESCRIPTION
- SQ FT. SQUARE FEET
- COV. CITY OF VANCOUVER
- ACCESS & UTILITY EASEMENT LINE AS NOTED
- PUBLIC UTILITY EASEMENT (PUE)
- BUILDING SETBACK (EQV. MAX. LOT COVERAGE)

LINE TABLE

1	S88°13'28"E	225.15'	(225.07')
2	S88°13'28"E	10.14'	
3	S88°13'28"E	10.14'	
4	N01°49'32"E	78.00'	
5	N88°13'28"W	75.39'	

CALC. POSITION OF MON. W/SPAC'S CAP PER PLAT (J-171) SEE LOC. BK. 3, PG. 65

CALC. POSITION OF IRON CENTER PER PLAT (J-171)



COUNTRY TIER 2 INFILL SHORT PLAT
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 1, T2N, R2E, W. M. CLARK COUNTY, WA

CASE NO: 14-2007-00019, JUNE 7, 2017
PROJECT NUMBER: MIS0011
OCTOBER 2015

CLARK COUNTY PLANNING DIRECTOR:
APPROVED BY: *[Signature]* DATE: 11/16/16

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON TO BE KNOWN SHORT PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY COUNCILORS:
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____ 20__

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

CLARK COUNTY ENGINEER:
[Signature] DATE: 11/16/16

CLARK COUNTY HEALTH DEPARTMENT
LOTS 1 THRU 8 ARE APPROVED AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM IS REQUIRED.

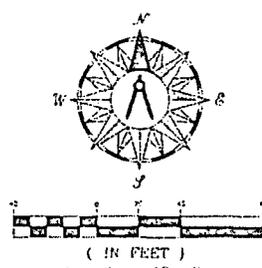
[Signature] DATE: 1-12-16
CLARK COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20__
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF ANDREY & PETER BONDAR

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE:
[Signature] DATE: 11/16/16



PIVOTAL
1101 St. Tech Center Drive
Suite 185
Vancouver, WA 98683
ph. (360) 882-4268
fax (360) 882-4266

THIS PLAT WILL BE FIRST MONUMENTED PER SECTION 17.501.030 OF THE CLARK COUNTY SUBDIVISION CODE.

PIVOTAL MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC. NOR OFFER ANY OPINION ON SAME.



Vicinity Map



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

Notes:

1:2,632

438.7 0 219.33 438.7 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.
THIS MAP IS NOT TO BE USED FOR NAVIGATION