

CLARK COUNTY STAFF REPORT



DEPARTMENT: Public Works / Development Engineering

DATE: March 22, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Avery Lane Short Plat

 X Consent Hearing County Manager

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

The applicant is proposing to divide 2.2 acres into nine (9) single family residential lots. The site is located in the R1-6 zoning district with a minimum lot area of 6,000 square feet and an average maximum area of 8,500 square feet. Parcels range in size from 6,753 square feet to 10,509 square feet with an average lot area of 8,190 square feet. All resulting lots will be served by the new cul-de-sac extending southward from NE 91st Street.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

The proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, Sifton Neighborhood Association and property owners within 300 feet of the site on March 15, 2015.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

PW 16-028

DISTRIBUTION:

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


Greg Shafer, PE
Development Engineering Manager


Heath H. Henderson, PE
Public Works Director/County Engineer


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: MAR. 22, 2016

SR# SR 058-16

APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____

MYLAR TRANSMITTAL

To: Community Development Director
 Clark County Surveyor *PMB.*
 Development Engineering *(Signature)*
 Clark County Engineer
 Clark County Board of Commissions

From: Harriet Padmore, Extension 4380

Date: March 8, 2016

Subject: Avery Lane Short Plat
FLD2015-00045 PLD2015-00003

Transmitted herein is the final plat mylar for the above reference application. Please review the mylar and if there are no corrections needed, please sign and return it to our office.



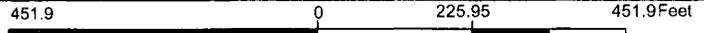
ATTACHMENT A: AVERY LANE SHORT PLAT



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

Notes:

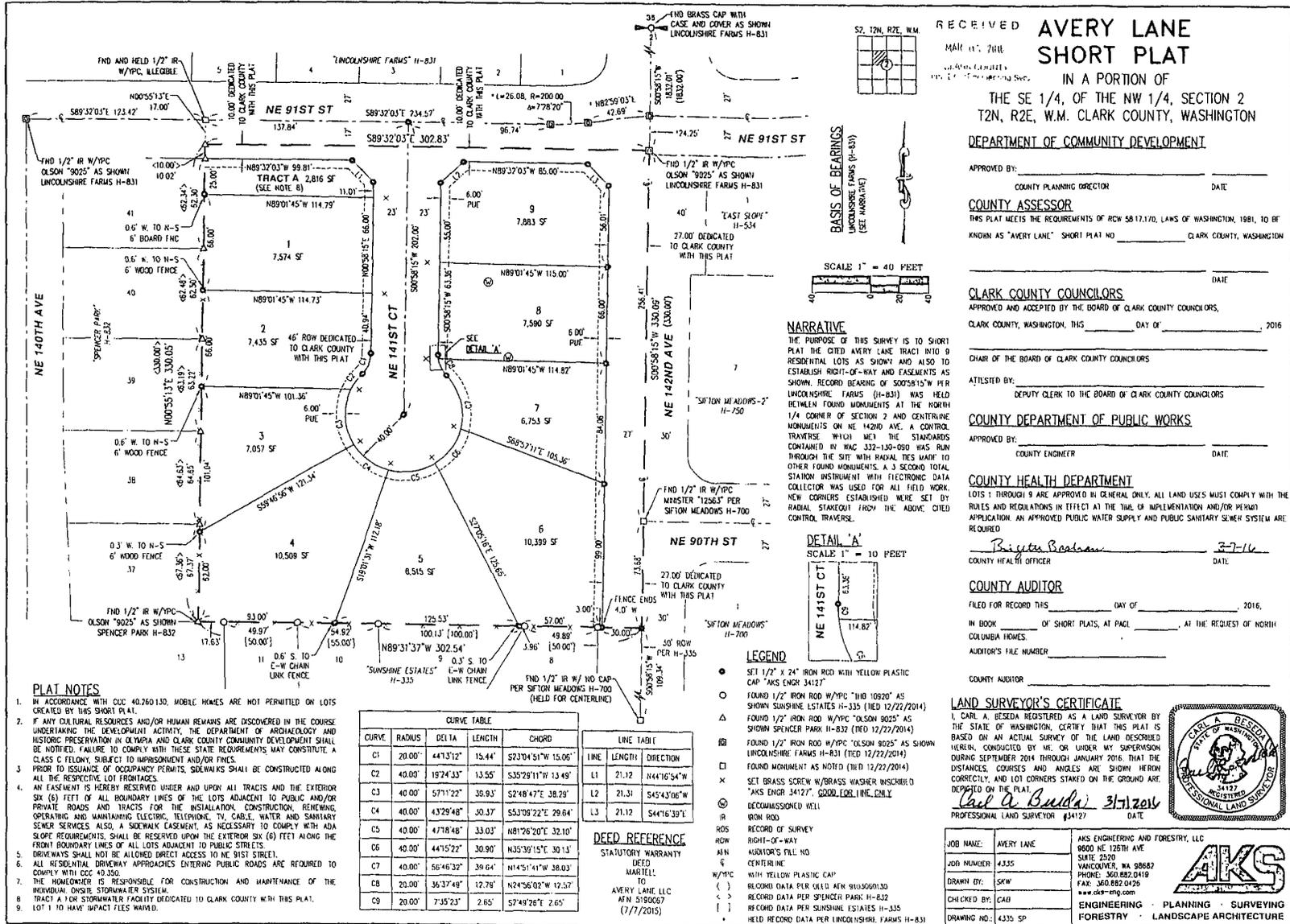
1: 2,711



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.

ATTACHMENT B: AVERY LANE SHORT PLAT



RECEIVED
 MAR 11 2016
 CLARK COUNTY
 DEPARTMENT OF COMMUNITY DEVELOPMENT

AVERY LANE SHORT PLAT
 IN A PORTION OF
 THE SE 1/4, OF THE NW 1/4, SECTION 2
 T2N, R2E, W.M. CLARK COUNTY, WASHINGTON

APPROVED BY: _____ DATE _____
 COUNTY PLANNING DIRECTOR

COUNTY ASSESSOR
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "AVERY LANE" SHORT PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY COUNCILORS
 APPROVED AND ACCEPTED BY THE BOARD OF CLARK COUNTY COUNCILORS,
 CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2016

COUNTY DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: _____ DATE _____
 COUNTY ENGINEER

COUNTY HEALTH DEPARTMENT
 THIS PLAT MEETS THE REQUIREMENTS OF GENERAL ORDER ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

Brittany Boalson 3-7-16
 COUNTY HEALTH OFFICER DATE

COUNTY AUDITOR
 FILED FOR RECORD THIS _____ DAY OF _____, 2016,
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF NORTH COLUMBIA HOMES.
 AUDITOR'S FIRE NUMBER _____

COUNTY AUDITOR _____

LAND SURVEYOR'S CERTIFICATE
 I, CARL A. BESEDA, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME, OR UNDER MY SUPERVISION DURING SEPTEMBER 2014 THROUGH JANUARY 2016. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.

Carl A. Beseda 3-7-2016
 PROFESSIONAL LAND SURVEYOR #34127 DATE

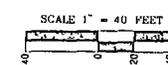


JOB NAME:	AVERY LANE	AKS ENGINEERING AND FORESTRY, LLC
JOB NUMBER:	4335	9600 NE 125TH AVE
DRAWN BY:	SKW	SUITE 2202
CHECKED BY:	CAH	WANDOUVER, WA 98682
DRAWING NO.:	4335 SP	PHONE: 360.882.0419
		FAX: 360.882.0425
		WWW.AKS-ENG.COM
		ENGINEERING • PLANNING • SURVEYING
		FORESTRY • LANDSCAPE ARCHITECTURE

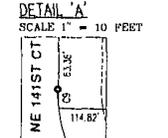
- PLAT NOTES**
- IN ACCORDANCE WITH CCC 40.260130, MOBILE HOMES ARE NOT PERMITTED ON LOTS CREATED BY THIS SHORT PLAT.
 - IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA 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 FRONTS.
 - AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACIS 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) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
 - DRIVEWAYS SHALL NOT BE ALLOWED DIRECT ACCESS TO NE 91ST STREET.
 - ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
 - THE HOMEOWNER IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE INDIVIDUAL ON-SITE STORMWATER SYSTEM.
 - TRACT A FOR STORMWATER FACILITY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
 - LOT 1 TO HAVE IMPACT FEES WAIVED.

CURVE TABLE				LINE TABLE		
CURVE	RADIUS	DELTA	LENGTH	LINE	LENGTH	DIRECTION
C1	20.00'	44°13'12"	15.44'	S73°04'51"W	15.06'	
C2	40.00'	19°24'33"	13.55'	S35°29'11"W	13.49'	
C3	40.00'	57°11'22"	36.93'	S2°48'47"E	38.29'	
C4	40.00'	43°29'48"	30.37'	S53°09'22"E	29.64'	
C5	40.00'	4°18'48"	33.03'	N81°26'20"E	32.10'	
C6	40.00'	44°15'22"	30.90'	N35°30'15"E	30.13'	
C7	40.00'	56°46'32"	39.64'	N14°51'41"W	38.03'	
C8	20.00'	36°37'48"	12.78'	N24°56'02"W	12.37'	
C9	20.00'	7°35'23"	2.85'	S7°49'26"E	2.65'	

DEED REFERENCE		
STATUTORY WARRANTY	DEED	MARBLE
	TO	AVERY LANE, LLC
		AIN 5190057
		(1/7/2015)



NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THE CITED AVERY LANE TRACT INTO 9 RESIDENTIAL LOTS AS SHOWN AND ALSO TO ESTABLISH RIGHT-OF-WAY AND EASEMENTS AS SHOWN. RECORD BEARING OF S00°58'15"W PER LINCOLNSHIRE FARMS H-831 WAS HELD BETWEEN FOUND MONUMENTS AT THE NORTH 1/4 CORNER OF SECTION 2 AND CENTERLINE MONUMENTS ON NE 142ND AVE. A CONTROL TRAVERSE WHICH MET THE STANDARDS CONTAINED IN WAC 332-130-090 WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK. NEW CORNERS ESTABLISHED WERE SET BY RADIAL STAKEOUT FROM THE ABOVE CITED CONTROL TRAVERSE.



- LEGEND**
- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP "AKS ENGR 34127"
 - FOUND 1/2" IRON ROD W/PPC "HID 10920" AS SHOWN SUNSHINE ESTATES H-335 (HED 12/22/2014)
 - △ FOUND 1/2" IRON ROD W/PPC "OLSON 9025" AS SHOWN SPENCER PARK H-832 (HED 12/22/2014)
 - FOUND 1/2" IRON ROD W/PPC "OLSON 9025" AS SHOWN LINCOLNSHIRE FARMS H-831 (HED 12/22/2014)
 - ⊠ FOUND MONUMENT AS NOTED (HED 12/22/2014)
 - ⊞ SET BRASS SCREW W/BRASS WASHER INScribed "AKS ENGR 34127" GOOD FOR LINE ONLY
 - ⊙ DECOMMISSIONED WELL
 - IR IRON ROD
 - ROS RECORD OF SURVEY
 - ROW RIGHT-OF-WAY
 - AIN AUDITOR'S FILE NO
 - W/PPC CENTERLINE
 - ⊞ WITH YELLOW PLASTIC CAP
 - () RECORD DATA PER (HED AEN 91030501)30
 - () RECORD DATA PER SPENCER PARK H-832
 - [] RECORD DATA PER SUNSHINE ESTATES H-335
 - * HELD RECORD DATA PER LINCOLNSHIRE FARMS H-831