

gms
11

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DATE: July 2, 2013
REQUEST: Approve and sign the final plat for Jenkins Meadow
CHECK ONE: Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of JENKINS MEADOWS (PLD2007-00084/FLD2013-00003)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Several methods of community outreach were used in processing the application. Notice of application was mailed to the applicant, neighborhood associations and property owners within 300 feet of the site on November 30, 2007. One sign was posted on the subject property and two within the vicinity on December 18, 2007. A public hearing was held on January 24, 2008 which offered the public further opportunity to comment on the proposed development.

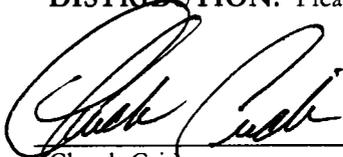
BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

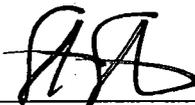
Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the plat of Jenkins Meadows.

DISTRIBUTION: Please forward a copy of the approved staff report to Community Development.



Chuck Crider
Permit Center Manager

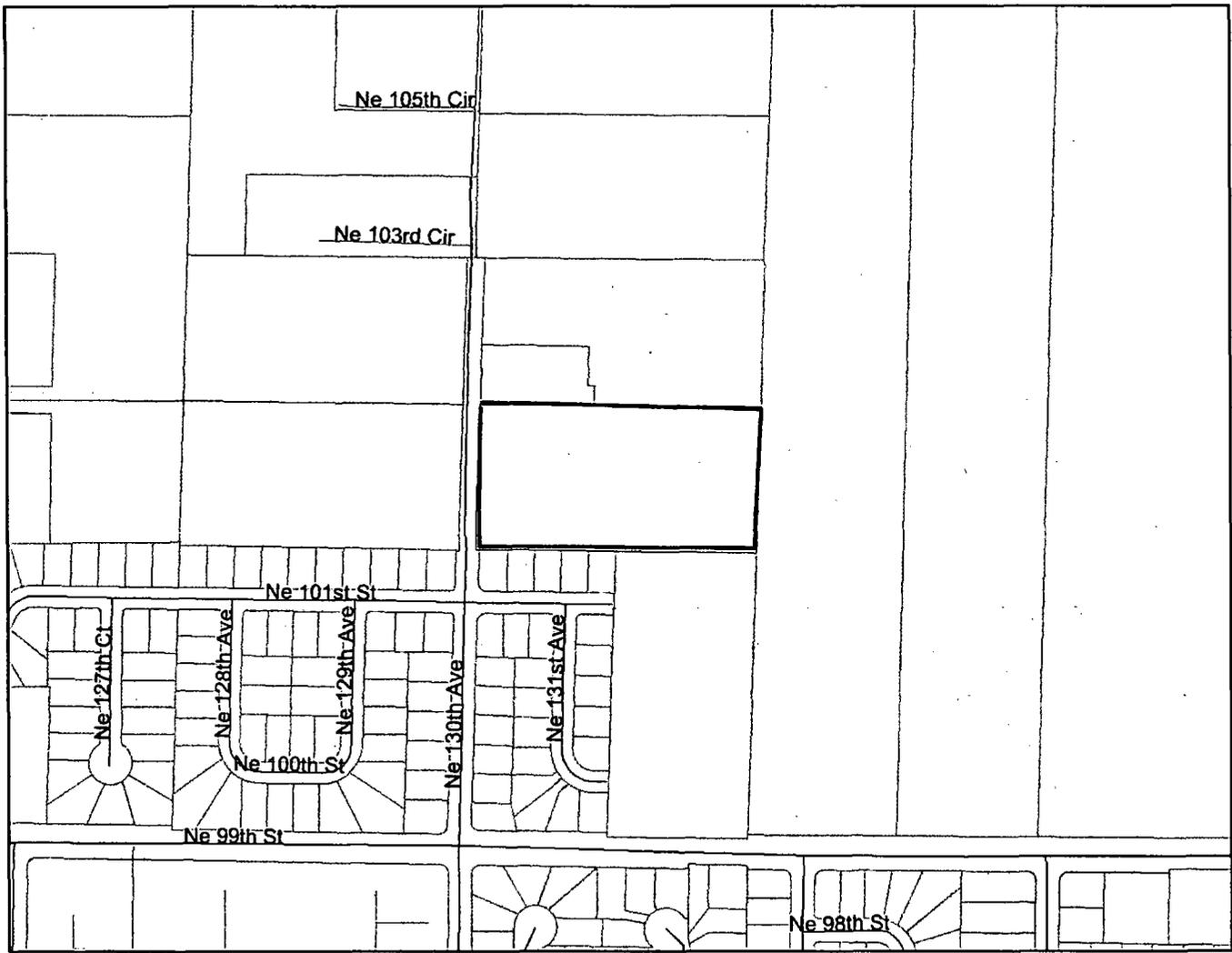
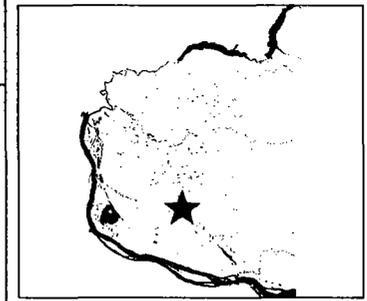
Approved: 

CLARK COUNTY
BOARD OF COMMISSIONERS

July 2, 2013
SR 126-13



Attachment A: Jenkins Measows



Legend

- Parcels
- Roads**
- ~ Alley
- ~ Arterial
- ~ DNR
- ~ DNR (Private Land)
- ~ Driveway
- ~ Interstate
- ~ Interstate Ramp
- ~ Primary Arterial
- ~ Private Roads
- ~ Private Roads w/o Names
- ~ Public Roads
- ~ SR Ramp
- ~ State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary

0 450 900 1350 ft.

Map center: 1119567, 138948

Scale: 1:4,612

This map was generated by Clark County's "Maps Online" 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.

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 C. EVERGREEN BLVD.
BINGHAM, WY. 82801
(307) 624-3113

JENKINS MEADOWS
A SUBDIVISION IN A PORTION OF
LOT 14 OF BERRY ACRES (C-40)
IN A PORTION OF THE S.E. 1/4
OF THE S.E. 1/4 OF THE SECTION 34
T. 3 N., R. 2 E., W. M.,
CLARK COUNTY, WASHINGTON
JOB NO. 12-218 DATE: 04-10-13
SHEET 1 OF 2

Attachment B: Jenkins Meadows

NOTES:

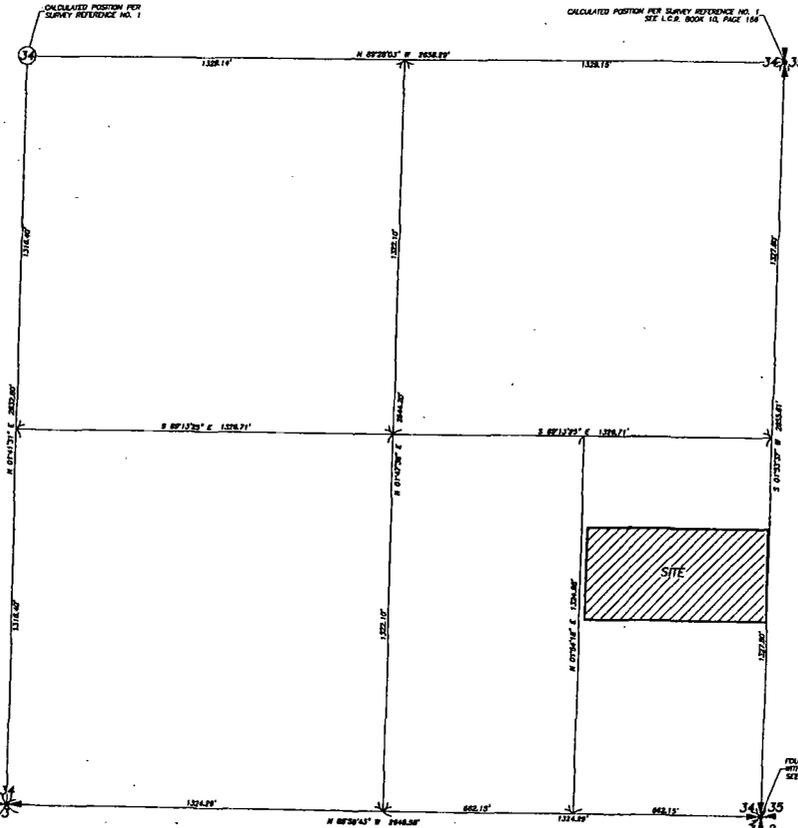
- MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT 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.
- 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) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- THE DEVELOPER OF JENKINS MEADOWS SUBDIVISION OR A SUCCESSOR IN INTEREST IS RESPONSIBLE FOR THE REMOVAL OF THE ON-SITE TEMPORARY TURNAROUND AND CONSTRUCTION OF SIDEWALK AT THE TERMINUS OF NE LANE AVENUE.
- BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION.
- REMOVAL OF THE EXISTING TEMPORARY TURNAROUND ON N.E. 132ND AVENUE AND EXTENSION OF SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER WHO EXTENDS THE ROAD.
- IMPACT FEES:
 - BATTLE SCHOOL DISTRICT'S OF \$0,290.00.
 - PARKS IMPROVEMENT DISTRICT 3 PARK IMPACT FEES \$1,200.00 PARK IMPACT FEES EXPIRES 3 YEARS AFTER PRELIMINARY PLAT APPROVED.
- TRACT "A" IS A PRIVATE STORMWATER FACILITY, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS FOR LOTS 12 THROUGH 13, LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE COMPLETED. A COPY OF THE APPROVED LANDSCAPE PLANS WITH A LETTER SIGNED AND STAMPED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF WASHINGTON CERTIFYING THAT THE LANDSCAPE AND IRRIGATION (IF ANY) HAVE BEEN INSTALLED IN ACCORDANCE WITH THE ATTACHED APPROVED PLANS(S) AND VERIFYING THAT ANY PLANT SUBSTITUTIONS ARE COMPARABLE TO THE APPROVED PLANTINGS AND SUITABLE FOR THE SITE SHALL BE SUBMITTED. ANY SUBSTITUTED PLANTS SHALL BE NO SMALLER THAN THOSE SHOWN ON THE APPROVED PLANS(S) AND SHALL HAVE A SIMILAR CHARACTERISTICS IN TERMS OF HEIGHT, DROUGHT TOLERANCE AND SUITABILITY FOR SCREENING.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 24" IRON ROD WITH (CLONNY J5472) CAP SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INScribed NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
- THIS PLAT WILL BE POST MONUMENTED PER SECTION 40.340.090 OF THE CLARK COUNTY LAND DEVELOPMENT CODE.

DEED REFERENCE:
GRANTOR: BEALE BURKE ETAL
GRANTEE: RANCHO SANTE FE ACRES, LLC
AF NO. 3844054

- SURVEY REFERENCE:**
- MINISTER SURVEY BOOK 23 PAGE 138
 - MINISTER SURVEY BOOK 29 PAGE 129
 - EAGLE POINTE VOLUME H PAGE 892
 - JENKINS ESTATES VOLUME J PAGE 183
 - STONER SURVEY BOOK 40 PAGE 174
 - BERRY ACRES VOLUME C PAGE 40
 - RENTON SURVEY BOOK 58 PAGE 48



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 _____ PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY COMMISSIONERS:
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____.

CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS _____

ATTESTED BY: _____ CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:
CLARK COUNTY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID ALLAN DENRY, PROFESSIONAL LAND SURVEYOR PLS # 33477 DATE _____

COUNTY HEALTH DEPARTMENT:
LOTS _____ THRU _____ ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

COUNTY HEALTH OFFICER _____

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF _____ DENRY DENRY

AUDITOR'S FILE NUMBER _____

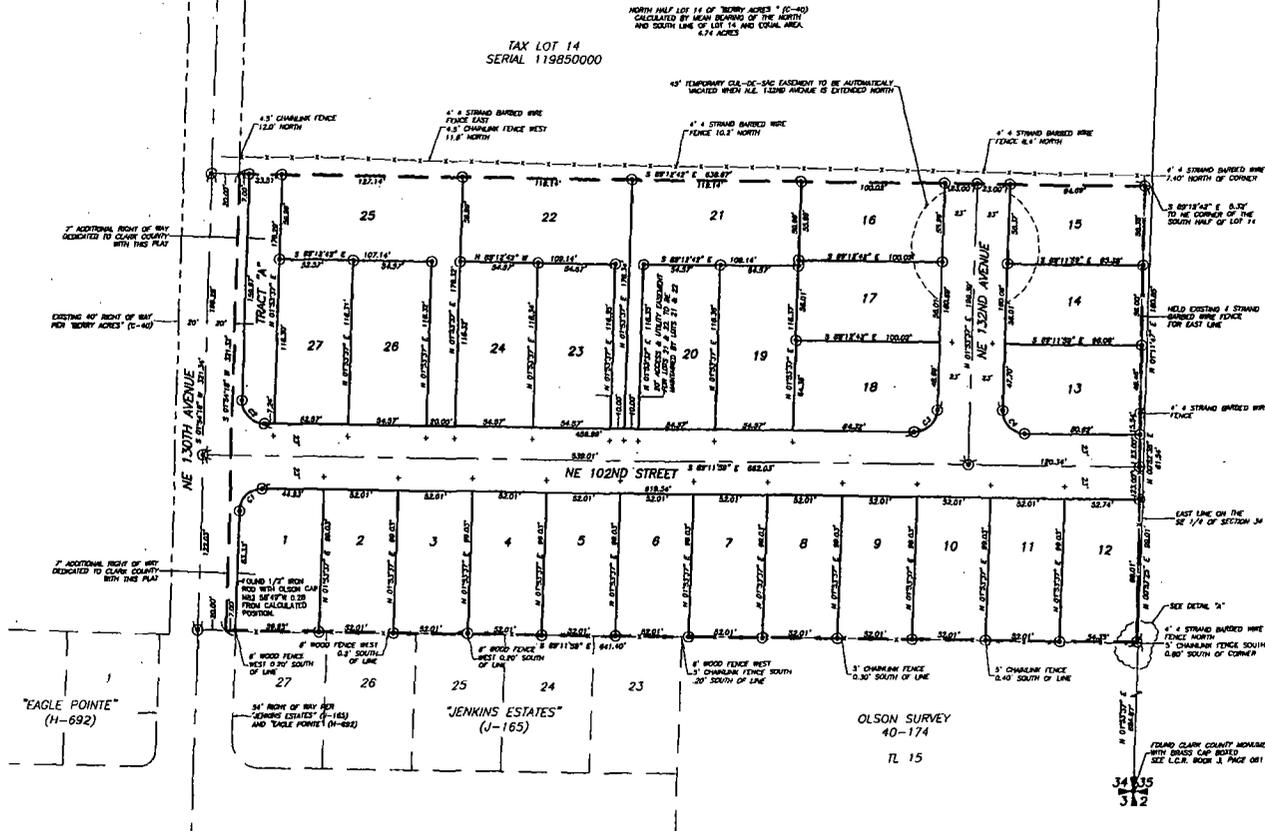
CLARK COUNTY AUDITOR _____

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, 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 312-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-15-12.

PREPARED BY:
 MANISTER AND GLAESER
 SURVEYING, INC.
 2200 E. EVERGREEN BLVD.
 WAUKESHA, WI, 53181
 (262) 681-3311

JENKINS MEADOWS
 A SUBDIVISION IN A PORTION OF
 LOT 14 OF BERRY ACRES (C-40)
 IN A PORTION OF THE S.E. 1/4
 OF THE S.E. 1/4 OF SECTION 34
 T. 3 N., R. 2 E., W. M.,
 CLARK COUNTY, WASHINGTON
 JOB NO: 12-218 DATE: 04-10-13
 SHEET 2 OF 2



LEGEND:

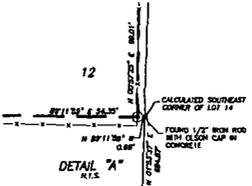
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" IRON ROD WITH (0.00097 35477) CAP SET
- ✦ INDICATES ROCK MARK WITH BRASS WASHER INCORPORATED NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE. THIS PLAT WILL BE POST MONUMENTED PER SECTION 40.540.090 OF THE CLARK COUNTY UNIFIED DEVELOPMENT CODE.

DEED REFERENCE:
 GRANITOR: BEAGLE BURKE ETAL
 GRANTEE: BANCHO SANTA FE ACRES, LLC
 AF NO. 3844054

SURVEY REFERENCE:

- 1) MANISTER SURVEY BOOK 23 PAGE 138
- 2) MANISTER SURVEY BOOK 29 PAGE 129
- 3) EAGLE POINTE VOLUME H PAGE 929
- 4) JENKINS ESTATES VOLUME J PAGE 165
- 5) STONEY SURVEY BOOK 40 PAGE 174
- 6) BERRY ACRES VOLUME C PAGE 40
- 7) RENTON SURVEY BOOK 38 PAGE 48

STATION	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
2	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
3	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
4	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
5	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
6	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
7	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
8	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
9	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
10	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
11	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'
12	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'	S 89° 11' 28" E	118.87'



BASED ON THE SOUTH LINE OF SECTION 34 AS PER SURVEY REFERENCE NO. 7.

4-24-2013
 SCALE 1 INCH = 40 FEET

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