

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works / Development Engineering

**DATE:** June 28, 2016

**REQUESTED ACTION:** Final Plat Consent Agenda for Cedar Pointe Short Plat

**DEVELOPER:** Karvonen Enterprises, Inc.

Consent     Hearing     County Manager

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**BACKGROUND**

The applicant proposes to short plat approximately 15.86 acres into 3 residential lots in the Rural 5 (R-5) zoning district. **Lot Size:** The minimum lot area is 5 acres. The minimum lot width shall be 140 feet; except when the Clark County Fire code requires a great lot width. The code does not provide a standard for the minimum lot depth. **Actual Lot Size:** Parcels range in size from 5.03 acres to 5.38 acres. **Project Start:** The application vested on January 9, 2008; Pre-application Conference was held February 1, 2008; Final order of conditional approval was September 18, 2008.

**COUNCIL POLICY IMPLICATIONS**

N/A

**ADMINISTRATIVE POLICY IMPLICATIONS**

N/A

**COMMUNITY OUTREACH**

Notice of application was mailed to the applicant, Concerned Citizens of Hockinson Neighborhood Association and property owners within 500 feet of the site on January 30, 2008.

**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. |

*mgr  
OK*

*PW16-079*

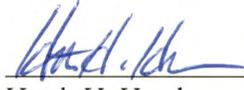
**DISTRIBUTION:**

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

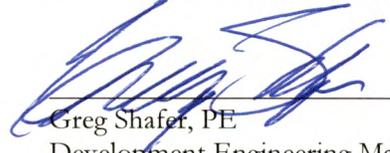
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Harriet Padmore  
Planning Technician II



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



Greg Shafer, PE  
Development Engineering Manager

  
APPROVED: \_\_\_\_\_

CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

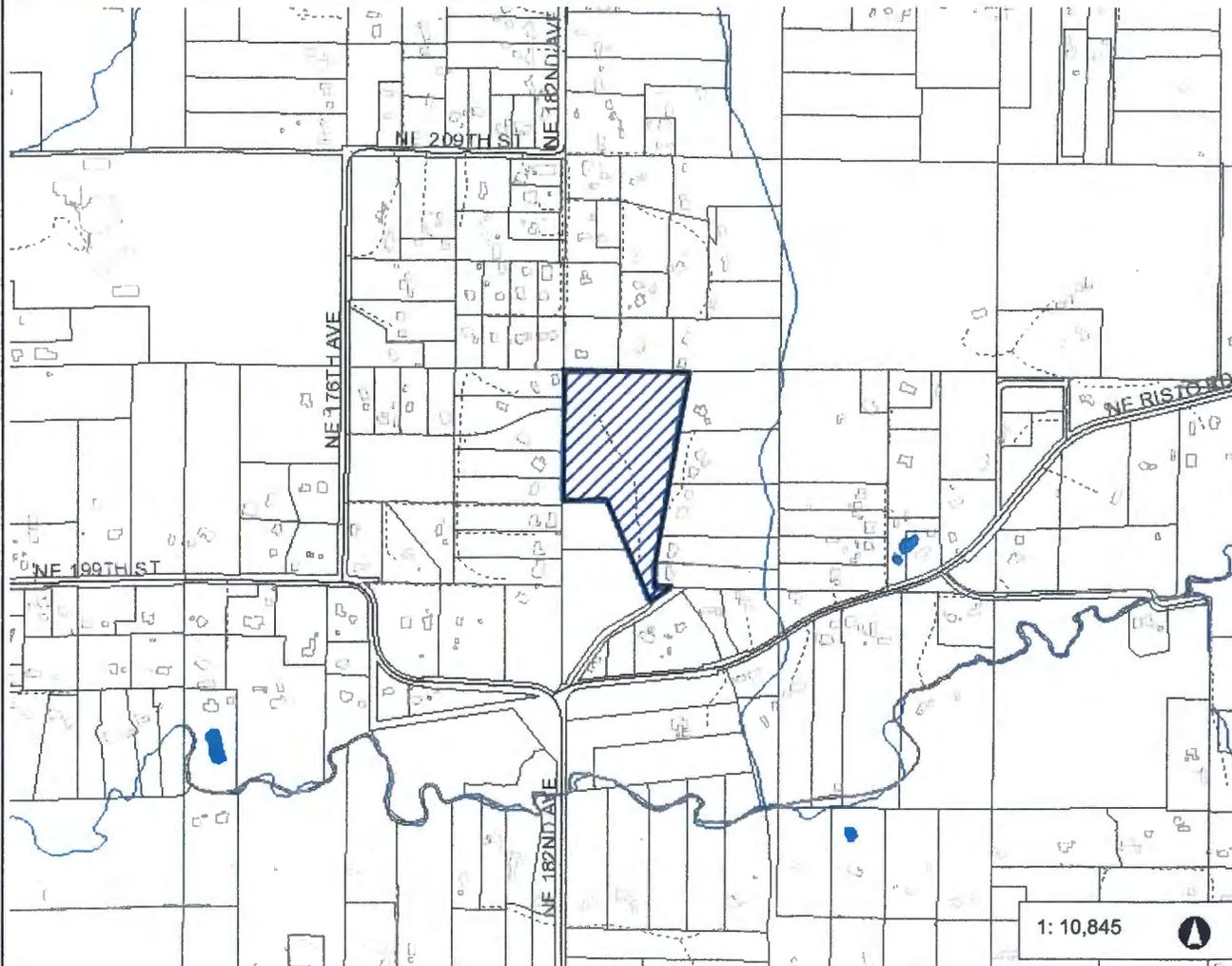
DATE: June 28, 2016

SR# 133-16

PW16-079



# ATTACHMENT A: CEDAR POINTE SHORT PLAT



### Legend

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

### Notes:

1: 10,845



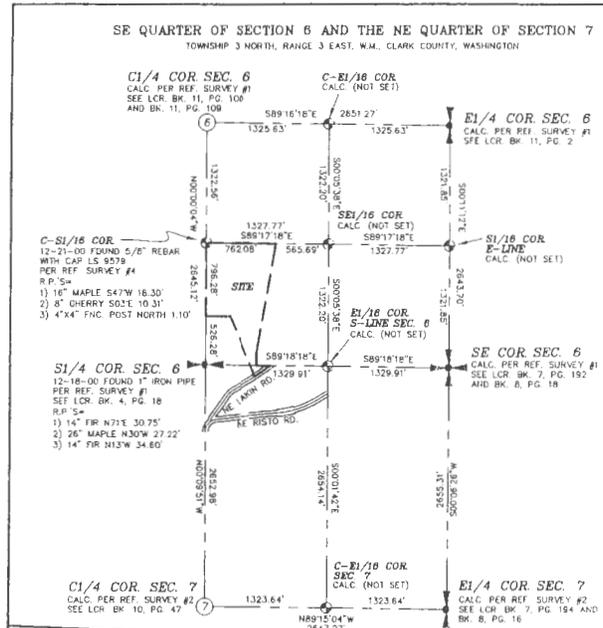
1,807.6      0      903.78      1,807.6 Feet

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.

ATTACHMENT B: CEDAR POINTE SHORT PLAT SHEET 1 OF 2

*Myler Copy*



**PLAT NOTES:**

A) MOBILE HOMES: MOBILE HOMES ARE NOT PERMITTED ON ANY LOT, EXCEPT THAT WHEN A MOBILE HOME IS PROPOSED ON ANY LOT IT SHALL BE SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130

B) ARCHAEOLOGICAL: 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 BY 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.

C) SEWAGE SYSTEMS: THE APPROVED, ORIGINAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCRUMBMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.

D) 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, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENTS, 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.

E) DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350

F) PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS/ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOME OWNERS IN CEDAR POINTE SHORT PLAT

G) PUBLIC WATER EASEMENT: THE PUBLIC WATER EASEMENT SHOWN ON THIS PLAT ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THERE UNDER, PIPE LINES, AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRADE, AND REMOVE SUGH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTION, MAINTAINING, AND PROTECTION SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE INGRESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.

H) WATER PRESSURE NOTE: SUFFICIENT WATER PRESSURE IS AVAILABLE AT THE WATER METER LOCATIONS BUT EACH LOT LAND ELEVATION IS SIGNIFICANTLY HIGHER THAN THE METERS. WATER PRESSURES AT LAND ELEVATION 440 FEET ABOVE SEA LEVEL, WILL BE APPROXIMATELY 40 PSI TO 45 PSI. AS ALL OR SIGNIFICATE PORTIONS OF EACH LOT IS ABOVE THIS ELEVATION, INDIVIDUAL PRIVATE WATER BOOSTERS WILL BE NEEDED FOR EACH LOT.

CEDAR POINTE SHORT PLAT  
PART OF THE  
SW1/4 SE1/4 SECTION 6,  
AND THE NW1/4 NE1/4 SECTION 7  
TOWNSHIP 3 NORTH, RANGE 3 EAST, W.M.  
CLARK COUNTY, WASHINGTON

**CLARK COUNTY HEALTH DEPARTMENT:**  
THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.

APPROVED MUNICIPAL PUBLIC WATER SYSTEM IS REQUIRED  
APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED  
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL  
APPROVED PUBLIC SEWER SYSTEM IS REQUIRED  
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL

*Carla C. Dowling, R.S.* 6/16/16  
COUNTY HEALTH OFFICER DATE

**PUBLIC WORKS:**  
APPROVED:  
COUNTY ENGINEER DATE

**ASSESSOR:**  
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 56.17-170, LAWS OF WASHINGTON, IT BE KNOWN AS SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

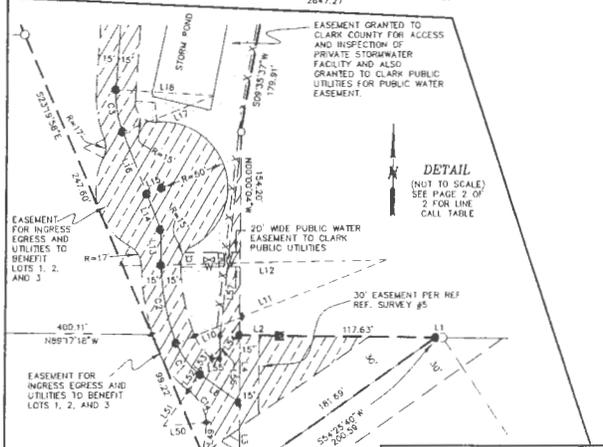
COUNTY ASSESSOR DATE

**COUNTY COUNCILORS:**  
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

**COMMUNITY DEVELOPMENT:**  
APPROVED  
PLANNING DIRECTOR DATE

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.  
DEPUTY COUNTY AUDITOR \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**  
THIS MAP CURRENTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF JACK SARKISSEN  
IN MAY 2022  
KEVIN D. BLUHM - LICENSE #29289

**ORIGINAL PARCEL DESCRIPTION**  
ADJUSTED TAX LOT 2 OF BOUNDARY LINE ADJUSTMENT FILED UNDER AUDITOR'S FILE NUMBER 4406921, EXDSE NO 62003, RECORDS OF CLARK COUNTY, WASHINGTON

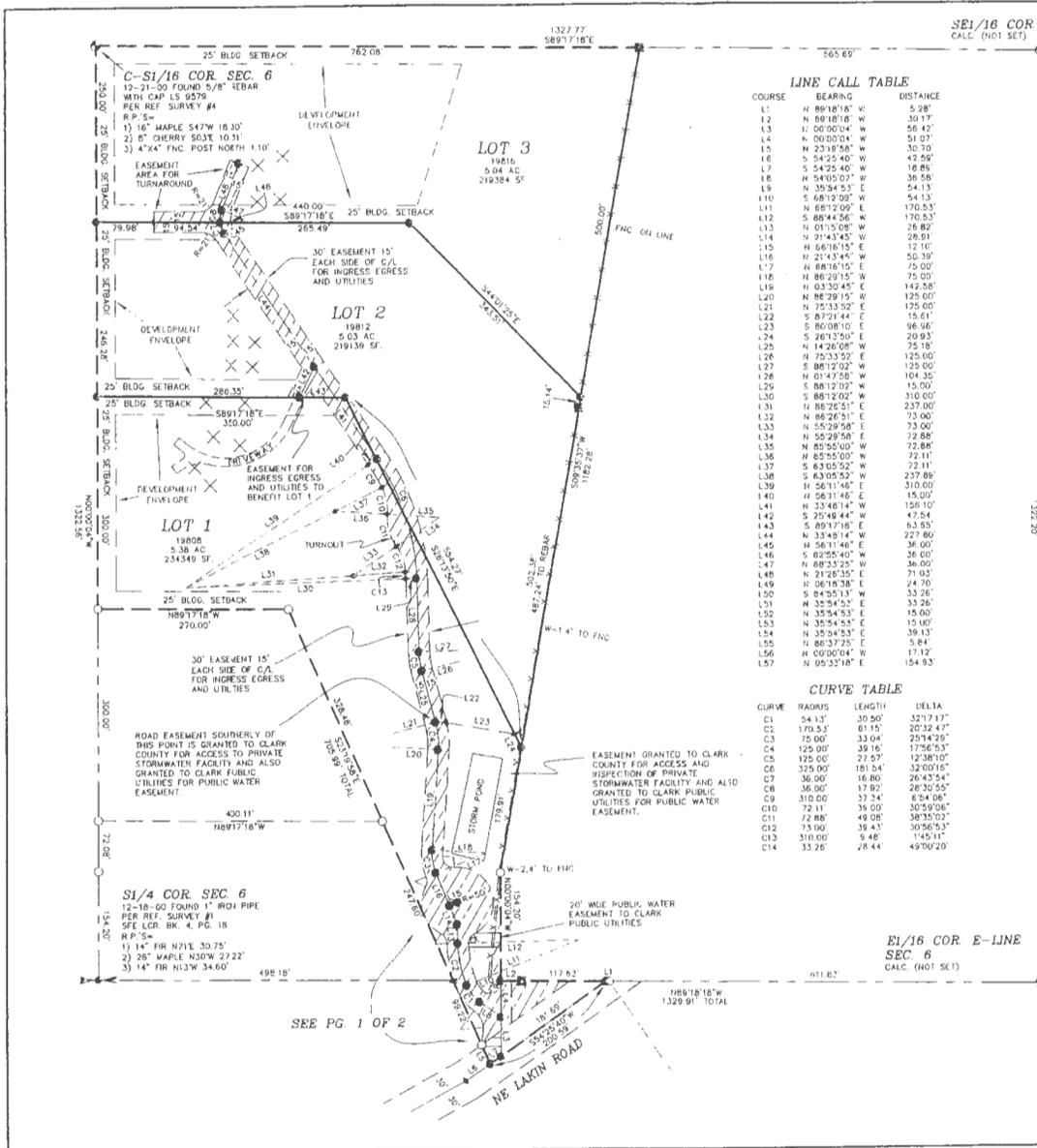


**Bluhm & Associates** 1066 S. MARKET BLVD  
CHEHALIS, WA 98532  
PHONE (360) 748-1551  
FAX (360) 748-6282  
E-MAIL: kbluhm@bluhmassociates.com

Land Surveyors, Inc.

DRAWN BY: JOHN FOSS DATE: 6-16-16 JOB# 07-2755P 2015  
THREE 00-626.CRD  
CHECKED BY: KEVIN BLUHM SCALE: N/A SHEET 1 OF 2

ATTACHMENT B: CEDAR POINTE SHORT PLAT SHEET 2 OF 2



**LINE CALL TABLE**

| COURSE | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | N 89°18'18" W | 5.28     |
| L2     | N 89°18'18" W | 351.7    |
| L3     | E 00°00'04" W | 56.42    |
| L4     | N 00°00'04" W | 56.70    |
| L5     | N 23°13'58" W | 30.70    |
| L6     | S 54°25'40" W | 42.59    |
| L7     | S 54°25'40" W | 18.68    |
| L8     | N 54°05'07" W | 38.58    |
| L9     | N 35°54'53" E | 54.13    |
| L10    | S 68°12'09" W | 54.13    |
| L11    | N 68°12'09" E | 170.53   |
| L12    | S 86°44'56" W | 170.53   |
| L13    | N 01°15'08" W | 28.82    |
| L14    | N 21°43'45" W | 28.81    |
| L15    | N 66°16'15" E | 12.10    |
| L16    | N 21°43'45" W | 28.90    |
| L17    | N 68°16'15" E | 75.00    |
| L18    | N 86°29'58" W | 75.00    |
| L19    | N 03°30'45" E | 142.58   |
| L20    | N 86°29'15" W | 125.00   |
| L21    | N 75°33'52" E | 125.00   |
| L22    | S 87°21'44" E | 15.61    |
| L23    | S 80°08'10" E | 96.96    |
| L24    | S 26°15'50" E | 20.93    |
| L25    | N 14°26'08" W | 75.18    |
| L26    | N 75°33'52" E | 125.00   |
| L27    | E 88°12'02" W | 125.00   |
| L28    | N 01°47'58" W | 104.35   |
| L29    | S 86°12'02" W | 15.00    |
| L30    | 88°12'02" W   | 310.00   |
| L31    | N 88°26'51" E | 237.00   |
| L32    | N 86°26'51" E | 73.00    |
| L33    | N 55°29'58" W | 73.00    |
| L34    | N 55°29'58" E | 72.88    |
| L35    | N 85°55'00" W | 72.88    |
| L36    | N 85°55'00" W | 72.11    |
| L37    | S 83°05'52" W | 72.11    |
| L38    | S 83°05'52" W | 237.68   |
| L39    | N 56°11'46" E | 310.00   |
| L40    | N 56°11'46" E | 15.00    |
| L41    | N 33°48'14" W | 158.10   |
| L42    | S 25°48'44" W | 47.54    |
| L43    | S 89°17'18" E | 63.85    |
| L44    | N 33°48'14" W | 227.80   |
| L45    | N 56°11'46" E | 36.00    |
| L46    | S 82°55'40" W | 36.00    |
| L47    | N 68°33'25" W | 36.00    |
| L48    | N 21°28'35" E | 71.03    |
| L49    | N 06°18'38" E | 24.70    |
| L50    | S 84°55'13" W | 33.26    |
| L51    | N 32°54'53" E | 33.26    |
| L52    | N 35°54'53" E | 15.00    |
| L53    | N 35°54'53" E | 15.00    |
| L54    | N 35°54'53" E | 38.13    |
| L55    | N 80°37'25" E | 5.84     |
| L56    | N 00°00'04" W | 17.12    |
| L57    | N 05°32'18" E | 154.93   |

**CURVE TABLE**

| CURVE | RADIUS  | LENGTH  | DELTA     |
|-------|---------|---------|-----------|
| C1    | 54.13'  | 30.90'  | 321°13'   |
| C2    | 170.53' | 61.15'  | 203°42'   |
| C3    | 75.00'  | 33.04'  | 229°49'   |
| C4    | 129.00' | 39.16'  | 175°53'   |
| C5    | 125.00' | 27.57'  | 123°81'0" |
| C6    | 319.00' | 181.54' | 320°01'8" |
| C7    | 36.00'  | 16.80'  | 263°54'4" |
| C8    | 36.00'  | 17.92'  | 283°50'5" |
| C9    | 310.00' | 32.34'  | 6°54'06"  |
| C10   | 72.11'  | 35.00'  | 305°9'06" |
| C11   | 72.88'  | 49.08'  | 383°5'03" |
| C12   | 73.00'  | 39.43'  | 309°56'3" |
| C13   | 310.00' | 9.46'   | 1°45'11"  |
| C14   | 33.26'  | 28.44'  | 49°00'20" |

CEDAR POINTE SHORT PLAT  
PART OF THE  
SW1/4 SE1/4 SECTION 6,  
AND THE NW1/4 NE1/4 SECTION 7  
TOWNSHIP 3 NORTH, RANGE 3 EAST, W.M.  
CLARK COUNTY, WASHINGTON



BASIS OF BEARING: RECORD OF SURVEY FILED IN VOLUME 48  
PAGE 1, RECORDS OF CLARK COUNTY, WASHINGTON  
(S1/4 COR TO C-S1/16 COR SEC 6)

SCALE: 1"=100'

0 50 100 200

**METHOD OF SURVEY**  
FIELD TRAVERSE USING A TOPCON GTS-225 (00001017) TOTAL STATION  
THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH  
IN WAC 332-130-080.

- LEGEND**
- ⊕ = SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP. K. BLUHM LS 29269
  - = PREVIOUSLY SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP. K. BLUHM LS 29269 PER REF. SURVEY #4 AND #5
  - ⊞ = 12-18-00 FOUND 1/2" REBAR WITH CAP LS 11989 PER REF. SURVEY #1 AND #4
  - ⬢ = 1/16TH CORNER AS NOTED
  - ⊙ = ANGLE POINT AND/OR INTERSECTING POINT (HOT SET)
  - X = FENCE LINE AS LOCATED
  - ⊗ = PERK HOLES
  - ⊕ = FIRE HYDRANT
  - ⊞ = WATER VALVE
  - ⊞ = WATER METER
  - ▨ = EASEMENT AREA FOR INGRESS, EGRESS, AND UTILITIES (SEE NOTES)
  - ▨ = EASEMENT AREA GRANTED TO CLARK COUNTY AND CLARK PUBLIC UTILITIES (SEE NOTES)

- REFERENCE SURVEYS**
- 1) RECORD OF SURVEY FILED IN VOL. 20, PG. 132, BY LS 11989
  - 2) RECORD OF SURVEY FILED IN VOL. 36, PG. 73, BY LS 11989
  - 3) RECORD OF SURVEY FILED IN VOL. 27, PG. 170, BY LS 9025
  - 4) RECORD OF SURVEY FILED IN VOL. 48, PG. 1, BY LS 29269
  - 5) BOUNDARY LINE ADJUSTMENT FILE: ORDER A7H 4408521, BY LS 29269



**Bluhm & Associates**  
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106B S. MARKET BLVD.  
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PHONE (360) 748-1551  
FAX (360) 748-6282  
E-MAIL: kbluhm@surveyservices.com

DRAWN BY: JOHN FOSS      DATE: 6-16-16      JOB# 07-2755P 2015  
THREE 00-826 ORD

CHECKED BY: KEVIN BLUHM      SCALE: 1" = 100'      SHEET 2 OF 2