

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Wolf Industries
DATE: Final Plat Consent Agenda – August 9, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00012 Granada 6 Short Plat

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Granada-6 Short Plat – PLD2014-00030/FLD2016-00012

Zoning: R1-7.5; **Lot Size:** The minimum lot area of 7,500 square feet and the average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 7,500 square feet to 8,575 square feet. **Exceptions:** None; **Project Start:** The application vested on December 23, 2014, Pre-application waiver was approved on January 6, 2015, Final order of Short Plat Review approval was March 25, 2015.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the January 20, 2015, and property owners located within 300 feet of the site on January 20, 2015.

DISTRIBUTION:

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

Angie Merrill

Planning Tech,
Angie Merrill

Marty Snell

Director Community Development,
Marty Snell

APPROVED: *[Signature]*
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

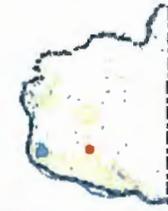
DATE: Aug. 9, 2016
SR 168-16



*ngm
OK*



Vicinity Map



Legend

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

Notes:

1: 2,259



376.5 0 188.23 376.5 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.

GRANADA 6 SHORT PLAT

IN A PORTION OF GRANADA 5, (G-542)
IN THE MABRY AND MCCARY D.L.C.'S, BEING A PORTION OF THE
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, T2N, R2E, W.M.,
CLARK COUNTY, WASHINGTON
JULY 2016

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: M. J. [Signature] 7/20/16
COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1981, TO BE
KNOWN AS 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

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: [Signature] 7/20/16
DATE

COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 7 ARE 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. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE
REQUIRED.

Carla C. Swank, R.D. 7/22/16
COUNTY HEALTH OFFICER DATE

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016,
IN BOOK _____ OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF GRANADA
PROPERTIES, LLC
AUDITOR'S FILE 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 JUNE
2016, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND
LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.

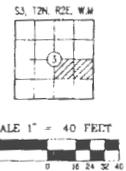
Carl A. Beseda 7/19/16
PROFESSIONAL LAND SURVEYOR #34127 DATE

PAGE 1 OF 2

JOB NAME: GRANADA	AKS ENGINEERING & FORESTRY, LLC 1650 NE 126TH AVE STE 2520 VANCOUVER, WA 98622 P: 360.882.0419 F: 360.882.0426 aks-eng.com
JOB NUMBER: 3540	AKS
DRAWN BY: BJM	
CHECKED BY: CAB	ENGINEERING SURVEYING - NATURAL RESOURCES FORESTRY PLANNING LANDSCAPE ARCHITECTURE
DRAWING NO.: 354005PLAT	



BASIS OF BEARINGS
ROS BOOK 65 PAGE 69
(SEE NARRATIVE)



LEGEND

- SET 1/2" IRON ROD W/TPC INSCRIBED
"AKS ENGR. 34127"
- FOUND 1/2" IRON ROD W/TPC INSCRIBED
"AKS ENGR. 34127"; PER ROS 65-69 (TIED
04-20-2016), HELD UNLESS NOTED
OTHERWISE
- ✱ SET BRASS SCREW WITH WASHER INSCRIBED
"LS 34127" (PREVIOUS IRON ROD REMOVED)
- ⊙ DENOTES FOUND MONUMENT AS NOTED;
HELD UNLESS NOTED OTHERWISE
- AFN AUDITOR'S FILE NUMBER
- ROS RECORD OF SURVEY
- SF SQUARE FEET
- W/TPC WITH A YELLOW PLASTIC CAP
- () HELD RECORD DATA PER ROS BOOK 65
PAGE 69
- () RECORDED DATA PER ROS 34-133
- ⊖ DECOMMISSIONED WELL

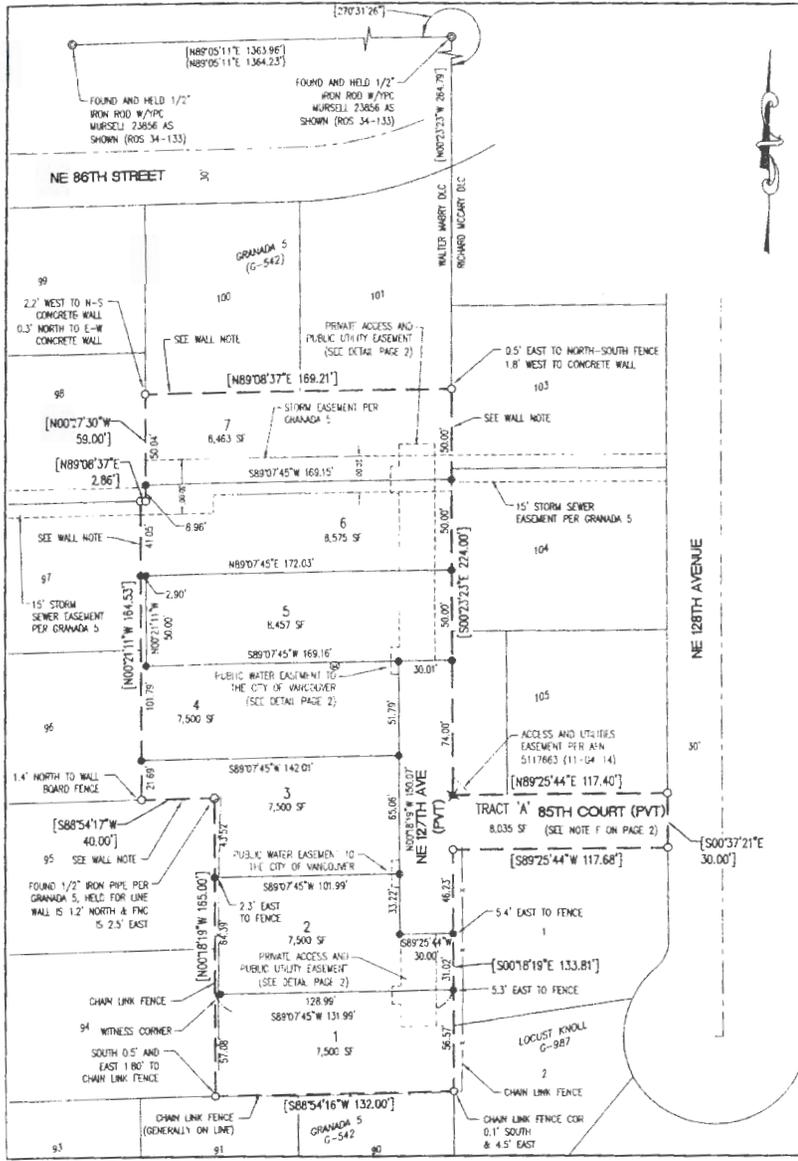
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THE CITED
GRANADA TRACTS INTO 7 RESIDENTIAL LOTS, 1 TRACT AND CREATE
EASEMENTS AS SHOWN. THE BOUNDARY FOR THIS PROJECT WAS
PREVIOUSLY ESTABLISHED AND MONUMENTED PER SURVEY BOOK 69
PAGE 65 (SEE SURVEY FOR FURTHER BOUNDARY ESTABLISHMENT).
BEARINGS FOR THIS SURVEY WAS BASED FROM UNDISTURBED CONTROL
POINTS DEVELOPED IN SAID SURVEY. THIS CONTROL TRAVERSE MET
THE STANDARDS CONTAINED IN WAC 337-130-190.

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.

WALL NOTE

A 3 INCH WIDE BY 4 FOOT HIGH CONCRETE WALL IS LOCATED ALONG
THESE BOUNDARIES AND GENERALLY LIES WITHIN 1.0' OF SAID
BOUNDARIES UNLESS OTHERWISE NOTED.
A 6 FOOT BOARD FENCE WAS ATTACHED TO WALL DURING THE
COURSE OF THIS SURVEY.



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IN A PORTION OF GRANADA 5, (G-542)
IN THE MABRY AND MCCARY D.L.C.'S, BEING A PORTION OF THE
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, 12N, 30E, W.M.,
CLARK COUNTY, WASHINGTON
JULY 2016

PLAT NOTES

1. MOBILE HOMES: MOBILE HOMES ARE PROHIBITED ON LOTS WITHIN THIS SHORT PLAT PER REQUIREMENTS OF CODE 40.280.0307 (SEE UNDER THE PROHIBIT 4).
2. ARCHITECTURAL: BY ANY DEVELOPER, RECOVERABLE AND/OR "SALVAGE" REMAINS ARE PROHIBITED IN THE COURSE OF UNDOING ANY DEVELOPMENT ACTIVITY. THE REMOVAL OF ARCHITECTURE AND HISTORIC PRESERVATION IN CLARK AND CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTICED IN ACCORDANCE TO COMPLETE WITH "HISTORIC PRESERVATION" MAP CONSTITUTE A CLASS 2 HISTORY SUBJECT TO APPROVEMENT AND/OR FMS."
3. UTILITIES: "AN EASEMENT IS ADVERTISED RESERVED UNDER AND UPON THE EXTENSION 50' (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATING AND MAINTENANCE, ELECTRIC, TELEPHONE, IN CASEY WATER AND SANITARY POWER SERVICES. ALSO, A SERVICE EASEMENT IS NECESSARY TO COMPLY WITH SANITARY REQUIREMENTS, SHALL BE PROVIDED UPON THE EXTENSION 20' (2) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREET."
4. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES (EXCEPT PUBLIC ROAD) ARE REQUIRED TO BE SETBACK WITH 10' (10) FEET."
5. SEWER AND DRAIN SPACE: "SEWER, DRAIN AND DRAIN SPACE SHALL NOT BE SUBMITTED TO MUNICIPAL, PRIVATE, OR COMMERCIAL SYSTEMS UNLESS A REVIEWED PLAN IS APPROVED BY THE COUNTY. THESE SUBMITTALS SYSTEMS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE SUBMITTALS SYSTEM IS LOCATED."
6. TRACT A FOR PRIVATE ACCESS TO NEIGH LOTS 1 THROUGH 7 AND PUBLIC WATER AND SEWER EASEMENT: "RIGHTS GRANTED TO THE CITY OF WASHINGTON WITH THE PLAT ALSO FOR SUBSEQUENT TRACT A TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION CREATED FOR THIS DEVELOPMENT."
7. THE EASEMENTS SHOWN AND CALLED OUT RELATE TO CITY OF WASHINGTON MUNICIPAL SEWER SURFILL WATER AND WASTEWATER TREATMENT AND GRANTED FOR THE EXISTING PLUMBING, CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATING, REPAIRING, OPERATING AND MAINTENANCE OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO LOTS BY SUCH SERVICE AS AUTHORIZED AND PROVIDED BY THE CITY OF WASHINGTON, THE CITY OF WASHINGTON, COUNTY HEALTH AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE HOMEOWNER OR SUCCESSORS AGENTS, ASSAULT AND SUCCESSORS IN INTEREST HEREIN ARE ADVISED TO OBTAIN WRITTEN CONSENT FROM THE CITY OF WASHINGTON PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS OR MAKE UP PLUMBING REPAIRS OR OTHER TYPES OF REVISIONS UPON THE PLUMBING EASEMENT AREA DESCRIBED AND SHOWN HEREIN.
8. LOT 1 WILL BENEFIT FROM TRACT B, SEE DEED.

EASEMENTS DETAIL



DEED REFERENCES

DEED REFERENCE	DEED REFERENCE	DEED REFERENCE
01-1 CLAM DEED MAGA TRUST	01-1 CLAM DEED CLAM TRUST	01-1 CLAM DEED MAGA TRUST
GRANADA PROPERTIES, LLC MAGA TRUST	GRANADA PROPERTIES, LLC CLAM TRUST	GRANADA PROPERTIES, LLC MAGA TRUST
GRANADA PROPERTIES, LLC MAGA TRUST	GRANADA PROPERTIES, LLC CLAM TRUST	GRANADA PROPERTIES, LLC MAGA TRUST
GRANADA PROPERTIES, LLC MAGA TRUST	GRANADA PROPERTIES, LLC CLAM TRUST	GRANADA PROPERTIES, LLC MAGA TRUST
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PREPARED BY: GRANADA	AKS ENGINEERING & FORESTRY, LLC
DATE: 07/20/16	3600 N. 7TH AVE. 2ND FLOOR CLATSOP COUNTY WA 97141
DRAWN BY: B.J.P.	PH: 503.325.1010 WWW.AKS-LLC.COM
CHECKED BY: C.A.S.	ENGINEERING SURVEYING NATURAL RESOURCES FORESTRY PLANNING LANDSCAPE ARCHITECTURE
DATE: 07/20/16	