

CLARK COUNTY  
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: October 08, 2013

REQUEST: Acceptance of Plat for Recording " VICTORIA'S VIEW "

CHECK ONE:  X  Consent   Chief Administrative Officer

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of VICTORIA'S VIEW (PLD2008-00056 / FLD2013-00015)

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Notice of application and public hearing was mailed to the applicant, the Felida Neighborhood Association and property owners within 300 feet of the site on December 18, 2008. One sign was posted on the subject property and two within the vicinity on January 7, 2009.

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS:**  Yes (See Attached Fiscal Impacts Form)  No

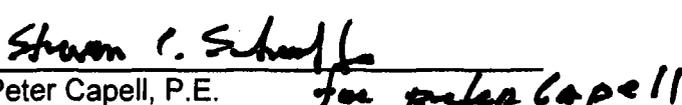
**ACTION REQUESTED:** It is recommended that the Board accept the plat of VICTORIA'S VIEW for recording.

**Attachment A:** Vicinity Map

**Attachment B:** Plat Map (information only, not for recording)

**DISTRIBUTION:** Please forward a copy of the approved staff report to Public Works Development Engineering.

  
Greg Shafer, P.E.  
Development Engineering Manager

  
Peter Capell, P.E.  
Public Works Director/County Engineer

SS/PC/hp

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

OCT. 8, 2013 SR 192-13



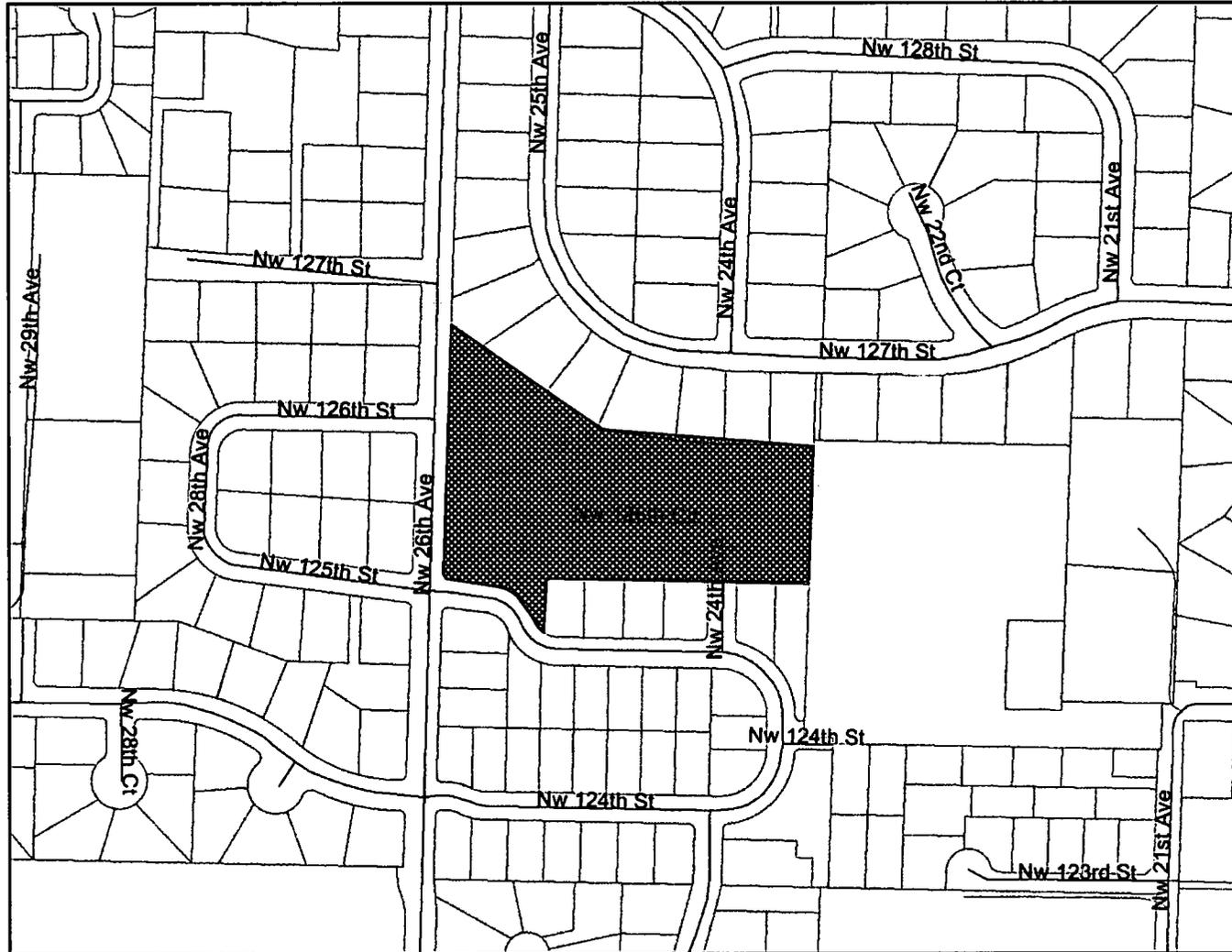
now  
OK  
N

# ATTACHMENT A: VICTORIA'S VIEW



## 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



0 350 700 1050 ft.

Map center: 1079350, 145870



Scale: 1:3,606

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.

ATTACHMENT B

PREPARED BY:  
MINISTER AND GLASSER  
SURVEYING, INC.  
2300 E. EVERGREEN BLVD.  
VANCOUVER, WA, 98661  
(206) 694-3313

NOTES:

- MOBILE HOMES ARE NOT PERMITTED ON ANY LOT IN THIS DEVELOPMENT EXCEPT THAT WHEN A MOBILE HOME IS PROPOSED, IT MUST BE 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, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLIMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPROVEMENT AND/OR FINES.
- BEFORE TO ASSUME OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXISTING OR (B) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION, 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 ASSIGNED UPON THE EXISTING OR (B) 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 FOLLOWING PARTY(S): HOME OWNERS ASSOCIATION OF THIS PLAT ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES.
- CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO MEET APPLICABLE CURB/STREET ROAD STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ANYTHING LOT OWNERS TO INCLUDE HAND SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
- LOT 18 IS BANNED THEREFORE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR THE REMAINING 20 LOTS IN THIS SUBDIVISION ARE AS FOLLOWS:  
A. \$11,120.00 PER DWELLING FOR SCHOOL IMPACT FEES (VANCOUVER SCHOOL DISTRICT)  
B. \$2,016.00 PER DWELLING FOR PARK IMPACT FEES (\$1,516.00 - ACQUISITION; \$440.00 - DEVELOPMENT FOR PARK DISTRICT B)  
C. \$3,819.00 PER DWELLING FOR TRAFFIC IMPACT FEES (WAZEL DELL T1 DISTRICT).
- TRACT "A" IS A STORMWATER DETENTION FACILITY TO BE OWNED AND MAINTAINED BY THE HOA.  
TRACT "B" IS DESIGNATED AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "C" IS A PRIVATE ROAD AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "D" IS A 10' PUBLIC PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.
- HOME CONSTRUCTION SHALL COMPLY WITH REQUIREMENTS OF GEOTECHNICAL AND ENVIRONMENTAL SERVICES INC. DATED FEBRUARY 16TH, 2007.

DEED REFERENCE:  
GRANTOR: PRO INVESTMENTS, LLC  
GRANTEE: LEONAR NORTHWEST INC.  
AF NO. 4018274

SURVEY REFERENCE:

- MILLER ESTATES PHASE 1 BOOK "J" PAGE 451
- MILLER CREST PHASE 1 BOOK "N" PAGE 982
- TEAL POINTS-1 BOOK "M" PAGE 704
- PARSONS SURVEY BOOK 40 PAGE 80
- MILLER ESTATES PHASE 2 BOOK "J" PAGE 554
- MILLER ESTATES PHASE 3 BOOK 310 PAGE 748

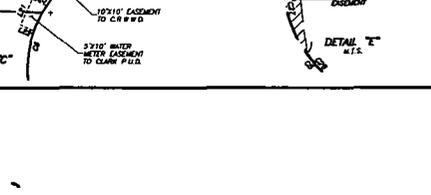
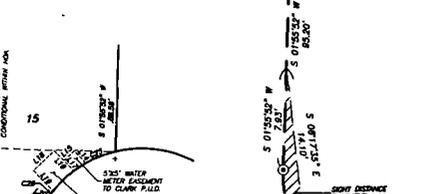
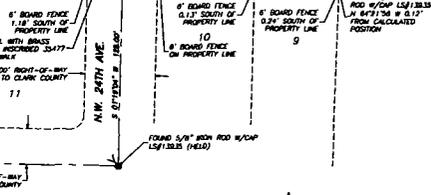
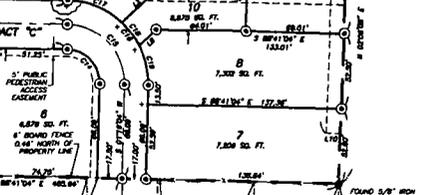
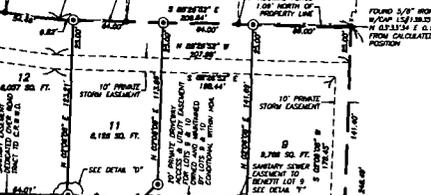
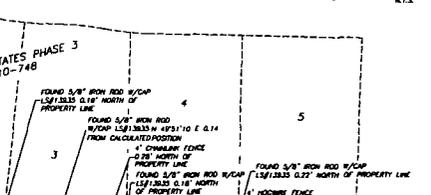
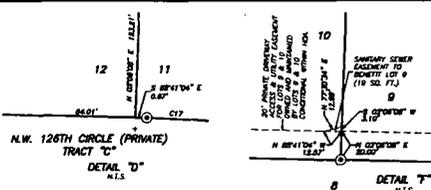
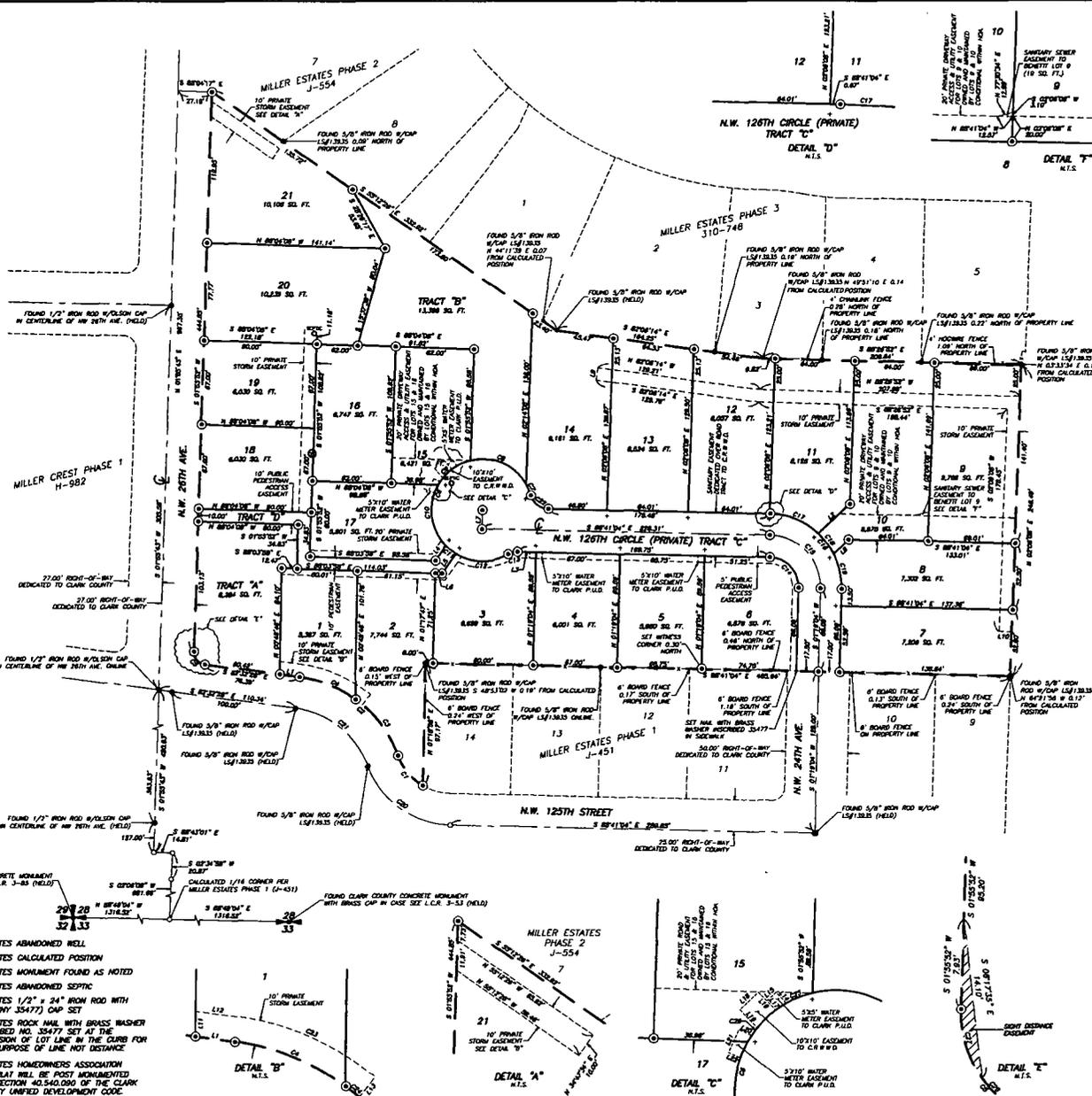
FOUND CLARK COUNTY CONCRETE MONUMENT WITH BRASS CAP IN CASE SEE L.C.R. 3-83 (FIELD)  
CALCULATED 1/4th CORNER PER MILLER ESTATES PHASE 1 (C-451)  
FOUND CLARK COUNTY CONCRETE MONUMENT WITH BRASS CAP IN CASE SEE L.C.R. 3-83 (FIELD)

LEGEND:

- INDICATES ABANDONED WELL
- INDICATES CALCULATED POSITION
- ⊙ INDICATES MONUMENT FOUND AS NOTED
- ⊕ INDICATES ABANDONED SEPTIC
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (D.D.M.M.Y. 35477) CAP SET
- ⊕ INDICATES ROCK MARK WITH BRASS WASHER INScribed NO. 35477 SET AT THE EXTENSION OF LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
- HOA INDICATES HOMEOWNERS ASSOCIATION THIS PLAT WILL BE POST MONUMENTED PER SECTION 40.340.090 OF THE CLARK COUNTY UNIFIED DEVELOPMENT CODE.



SCALE 1 INCH = 40 FEET



**VICTORIA'S VIEW**  
A SUBDIVISION IN A PORTION OF  
THE NE 1/4 OF THE SW 1/4 OF  
SECTION 28  
T. 3 N., R. 1 E., W.M.  
CLARK COUNTY, WASHINGTON  
JOB NO. 13-039 DATE: 08-20-13  
SHEET 1 OF 1

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: PLANNING DIRECTOR DATE: \_\_\_\_\_

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS \_\_\_\_\_, CLARK COUNTY, WASHINGTON.  
PLAT NO. \_\_\_\_\_

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 INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID ALAN DENNY, PROFESSIONAL LAND SURVEYOR DATE: \_\_\_\_\_  
PLS # 35477

COUNTY HEALTH DEPARTMENT:

LOTS 18 THRU 21 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 LEONAR NORTHWEST INC.

AUDITOR'S FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR

CURVE	INCHES	DEGREES	AND DIST (CHORD BEARING) (CHORD DIST)	LINE	BEARING	DISTANCE
C1	68.00	187.87	11.87 S 89.27° W 1.30	12	N 89.27° W	1.30
C2	68.00	187.87	11.87 S 89.27° W 1.30	11	N 89.27° W	1.30
C3	68.00	187.87	11.87 S 89.27° W 1.30	10	N 89.27° W	1.30
C4	68.00	187.87	11.87 S 89.27° W 1.30	9	N 89.27° W	1.30
C5	68.00	187.87	11.87 S 89.27° W 1.30	8	N 89.27° W	1.30
C6	68.00	187.87	11.87 S 89.27° W 1.30	7	N 89.27° W	1.30
C7	68.00	187.87	11.87 S 89.27° W 1.30	6	N 89.27° W	1.30
C8	68.00	187.87	11.87 S 89.27° W 1.30	5	N 89.27° W	1.30
C9	68.00	187.87	11.87 S 89.27° W 1.30	4	N 89.27° W	1.30
C10	68.00	187.87	11.87 S 89.27° W 1.30	3	N 89.27° W	1.30
C11	68.00	187.87	11.87 S 89.27° W 1.30	2	N 89.27° W	1.30
C12	68.00	187.87	11.87 S 89.27° W 1.30	1	N 89.27° W	1.30

A FIELD TRAVELER WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVELER MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN RCW 58.130-090. ALL CORNERS NOTED AS FOUND WERE TESTED ON 12-19-2005.