CLARK COUNTY
STAFF REPORT

* 7 0 2 7 3 3 *

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - SEPTEMBER 2, 2014

REQUEST: Acceptance of Plat for Recording – University Estates Subdivision

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 University Estates Subdivision FLD2014-00008 PLD2006-00107
Zoning: R-18 Single Family Residential; **Lot Size**: R-18 zone requires a minimum lot area of 1,800 square feet and a minimum lot width of 25 feet, and lot depth of 50 feet. **Actual Lot Size**: Parcels range in size from 2,605 and 4,367 Sq Ft. The proposed lots comply with these lot requirements **Exceptions**: Density Lot Standards - The net site area is 1.54 acres. Based on a net area of 1.54 acres and a minimum density requirement of 12 units per acre, 19 units are needed to meet minimum density. A maximum of 30 units would be allowed. The propsed 20 lots comply with density requirements; **Project Start**: The application vested on May 1, 2006, Pre-application conference was held May 25, 2006, Final order of conditional approval was February 15, 2007.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Fairgrounds Neighborhood Association, and property owners located within 300 feet of the site on November 10, 2006. One sign was posted on the subject property and two others within the vicinity on December 27, 2006. Notice of the likely SEPA Determination and public hearing was sent to agencies on November 10, 2006.

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 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.

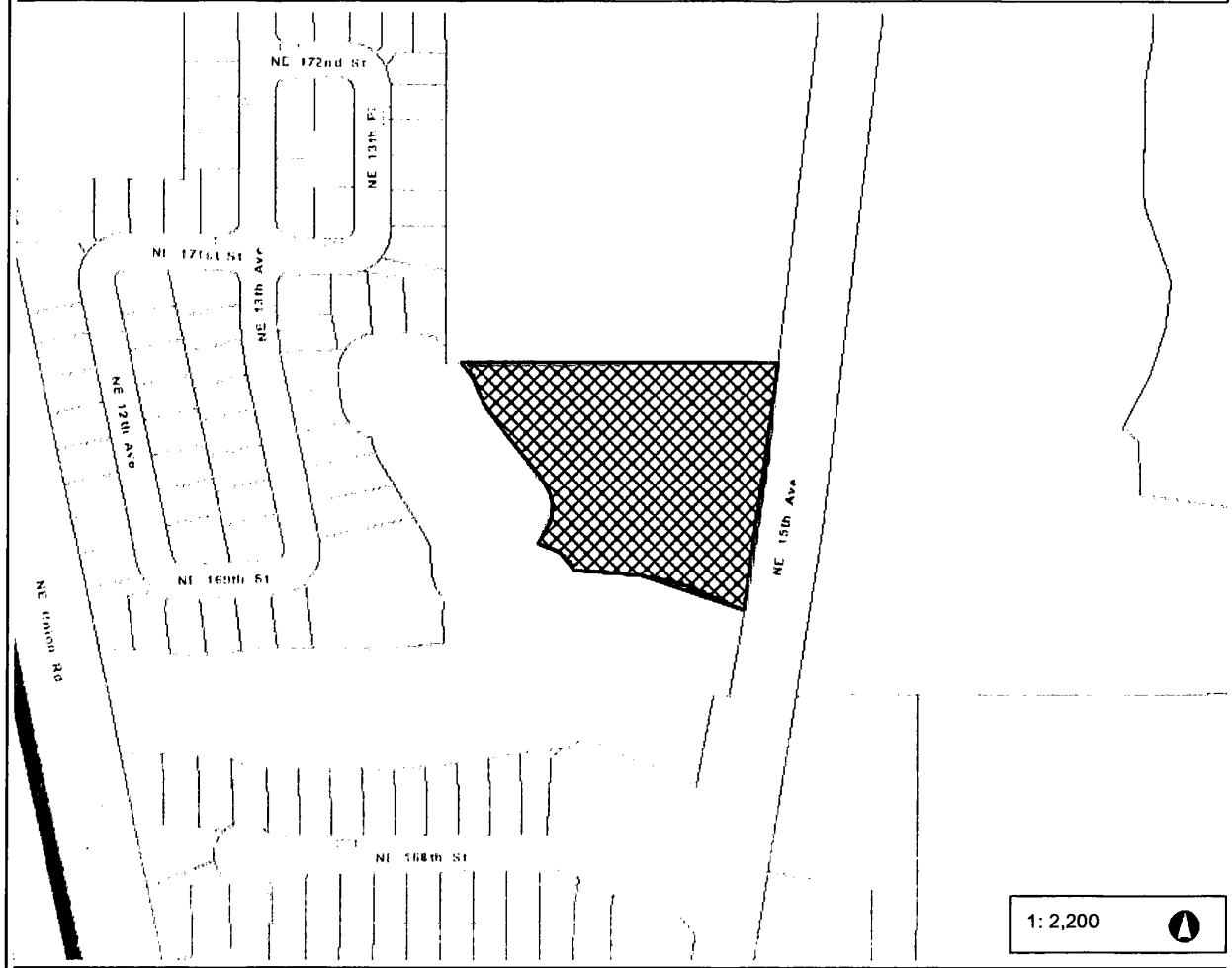
8/26/14
Greg Shafer, P.E.
Development Engineering Manager

Heath H. Henderson, P.E.
Public Works Director/County Engineer

APPROVED: Tom Mielke
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
9/2/14 SR 197-14

PW 14-090

ATTACHMENT A: UNIVERSITY ESTATES SUBDIVISION



Legend

- Building Footprints
- Taxlots
- County Outline
- World Street Map

Notes:

366.7 0 183.33 366.7 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 infromation.

ATTACHMENT B: PLAT MAP

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 297TH AVE.
CAMAS, WA. 98607
(360) 834-0174

REQUIRED NOTES:

A. MOBILE HOMES: MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THE PROPOSED SUBDIVISION.

B. SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES. SIDEWALKS ARE ATTACHED EXCEPT ALONG THE FRONTAGE OF NE 15TH AVE. WHICH IS DETACHED.

C. 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 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.

D. DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.". NO DIRECT ACCESS IS ALLOWED ONTO NE 15TH AVENUE.

E. PRIVATELY OWNED STORMWATER FACILITIES (EASEMENTS AND TRACT "A"): THE FOLLOWING PARTY(ES) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: LOTS 1 THRU 20.

NOTES:

1) 20' ACCESS AND UTILITY EASEMENT TO LOTS 8-10, CPU AND CRWWD TRACT "B" TO BE OWNED AND MAINTAINED BY LOTS 8 THRU 10.
2) 20' ACCESS AND UTILITY EASEMENT TO LOTS 13-15, CPU AND CRWWD TRACT "C" TO BE OWNED AND MAINTAINED BY LOTS 13 THRU 15.
3) SANITARY EASEMENT TO CRWWD
4) LIMIT OF ACCESS & UTILITY EASEMENT TO LOT 6
5) 1.5' EASEMENT TO CRWWD

CLARK PUBLIC UTILITIES NOTE:

THE UTILITY EASEMENT TO CPU SHOWN ON THE PLAT INCLUDE WATER EASEMENTS THAT ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO CLARK PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PREFERIAL RIGHT-OF-WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE 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 SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, BUILDING THE RIGHT OF REASONABLE INGRESS, EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.71'	S49°08'39"W
L2	21.00'	N20°08'00"W
L3	7.60	N90°00'00"W
L4	10.00	N90°00'00"E
L5	17.27	S71°10'00"E
L6	8.78	S08°51'14"W
L7	11.58	S77°01'30"E
L8	15.34	N08°31'13"E
L9	1.89	N90°00'00"W
L10	5.64	S08°51'14"W
L11	8.49	S18°21'03"E
L12	10.00	N10°38'00"E
L13	17.00	N18°21'03"W
L14	10.60	N90°00'00"W
L15	20.00	N90°00'00"E
L16	14.70	S14°52'00"E
L17	20.17	S71°10'00"E
L18	16.40	N43°31'41"W
L19	20.58	N12°46'32"W

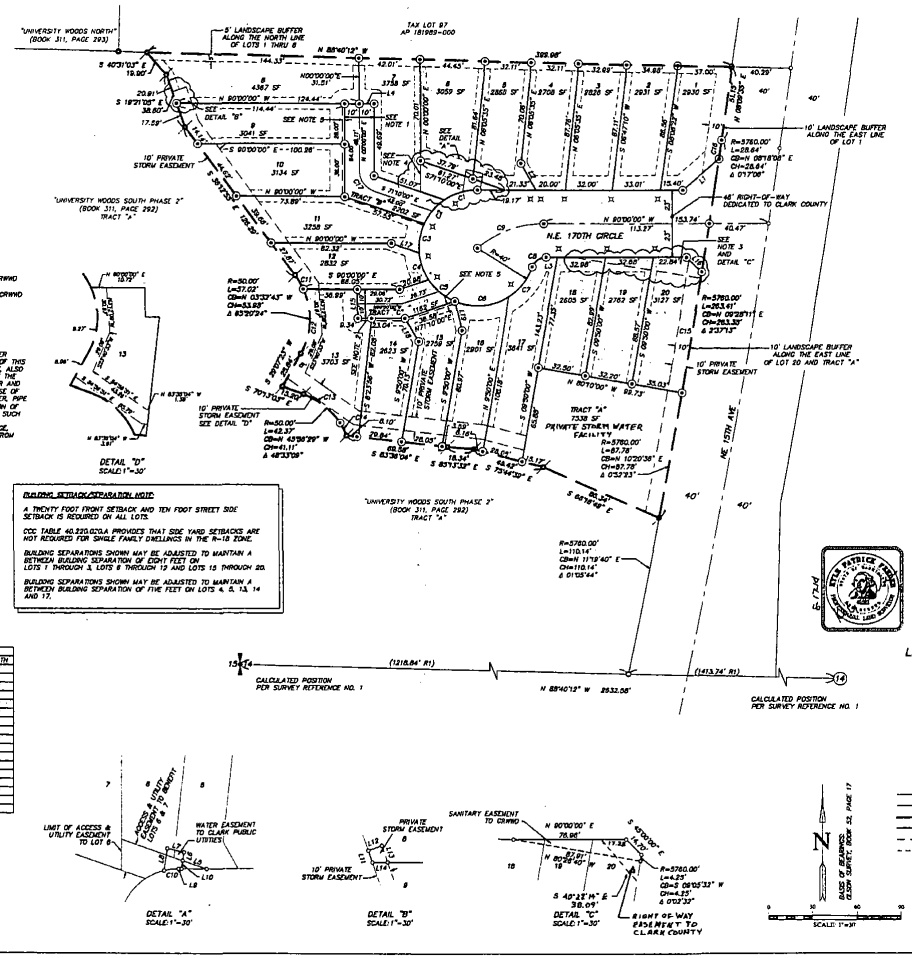
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH
C1	23.88'	40.00'	34°12'45"	S 22°33'38" W	23.52'
C2	21.74'	40.00'	31°08'31"	S 40°12'32" W	21.48'
C3	20.46'	40.00'	29°18'43"	S 09°39'03" W	20.24'
C4	20.00'	40.00'	28°38'32"	S 18°58'41" E	19.79'
C5	23.62'	40.00'	34°08'38"	S 50°22'37" E	23.27'
C6	33.63'	40.00'	48°09'18"	S 88°28'14" E	32.64'
C7	31.84'	40.00'	45°44'58"	N 41°32'11" E	31.10'
C8	12.43'	10.00'	71°20'13"	S 54°18'53" W	11.65
C9	48.88'	70.00'	40°01'13"	S 83°38'23" W	48.70'
C10	10.05'	40.00'	14°23'59"	S 83°45'05" W	10.02'
C11	11.00'	50.00'	12°36'18"	N 79°54'48" W	10.98'
C12	46.02'	50.00'	52°44'06"	N 62°45'27" E	44.41'
C13	32.37'	50.00'	37°05'29"	N 51°40'14" W	31.81'
C14	10.00'	50.00'	11°27'41"	N 27°23'38" W	9.98'
C15	84.00'	5760.00'	0°50'08"	N 09°29'20" E	84.00'
C16	12.83'	5760.00'	0°07'43"	N 08°13'27" E	12.83'
C17	18.63'	15.00'	71°09'24"	N 23°31'01" W	17.46

SURVEY REFERENCES:
1. "UNIVERSITY WOODS SOUTH PHASE 3", BOOK 311, PAGE 292
2. DEONEY SURVEY, BOOK 68, PAGE 311
3. OLSON SURVEY, BOOK 52, PAGE 17

DEED REFERENCE:

GRANTOR: L&H FIRST, LLC
GRANTEE: UNIVERSITY ESTATES LLC
APN#: 5023276
DATED: 10-24-2013

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-23-2013.



BUILDING SETBACK/SEPARATION NOTE:

A TWENTY FOOT FRONT SETBACK AND TEN FOOT STREET SIDE SETBACK IS REQUIRED ON ALL LOTS.

CCC TABLE 40.220.020LA PROVIDES THAT SIDE YARD SETBACKS ARE NOT REQUIRED FOR SINGLE FAMILY DWELLINGS IN THE R-18 ZONE.

BUILDING SEPARATIONS SHOWN MAY BE ADJUSTED TO MAINTAIN A BETWEEN BUILDING SEPARATION OF EIGHT FEET ON LOTS 1 THROUGH 3, LOTS 8 THROUGH 12 AND LOTS 15 THROUGH 20.

BUILDING SEPARATIONS SHOWN MAY BE ADJUSTED TO MAINTAIN A BETWEEN BUILDING SEPARATION OF FIVE FEET ON LOTS 4, 5, 13, 14 AND 17.

UNIVERSITY ESTATES SUBDIVISION

LOCATED IN THE
SW 1/4 OF THE NW 1/4
OF SECTION 14
T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR

APPROVED BY: CLARK COUNTY PLANNING DIRECTOR _____ DATE

CLARK COUNTY AUDITOR

ATTESTED BY: _____
(COUNTY AUDITOR)

FILED FOR RECORD THIS _____ DAY OF _____, 2014
AUDITORS FILE NO. _____ BOOK ____ OF PLATS, PAGE ____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "UNIVERSITY ESTATES" SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

_____ DATE
COUNTY ASSESSOR

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF 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:

APPROVED BY: CLARK COUNTY ENGINEER _____ DATE

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 20 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

_____
DISTRICT HEALTH OFFICER

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.

8-7-14
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41033 — DATE

LEGEND

- INDICATES FOUND IRON ROD AS NOTED
- INDICATES 1/2" IRON ROD SET IN SURVEY REFERENCE NO. 3
- INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41033) CAP SET
- INDICATES CALCULATED POSITION
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41033" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
- INDICATES DECOMMISSIONED WELL
- INDICATES DECOMMISSIONED SEPTIC
- CRWWD — INDICATES CLARK REGIONAL WASTEWATER DISTRICT
- AFN — INDICATES AUDITOR'S FILE NUMBER
- CPU — INDICATES CLARK PUBLIC UTILITIES
- INDICATES RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT
- INDICATES SETBACK / BUILDING SEPARATION LINE

DATE:	8-07-14
SCALE:	1"=30'
FOB NO.:	13-061
CALC.BY:	KPF
DRAWN BY:	GLJ
CHECKED BY:	KPF
SHEET	1 OF 1

KPF
SURVEYING, INC.
1514 N.E. 297TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-6153