

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Richard Rhoades
DATE: Final Plat Consent Agenda – October 4, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00015 Rhoades Short Plat

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Rhoades Short Plat PLD2015-00051/FLD2016-00015

Zoning: R-5; **Lot Size:** The minimum lot area of 5 acres. **Actual Lot Size:** Parcels range in size from 5.01 acres to 5.34 acres. **Exceptions:** None; **Project Start:** The application vested on December 14, 2015, Pre-application conference was held May 14, 2015, Final order of Short Plat Review approval was March 24, 2016.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the December 29, 2015, and property owners located within 500 feet of the site on December 29, 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

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

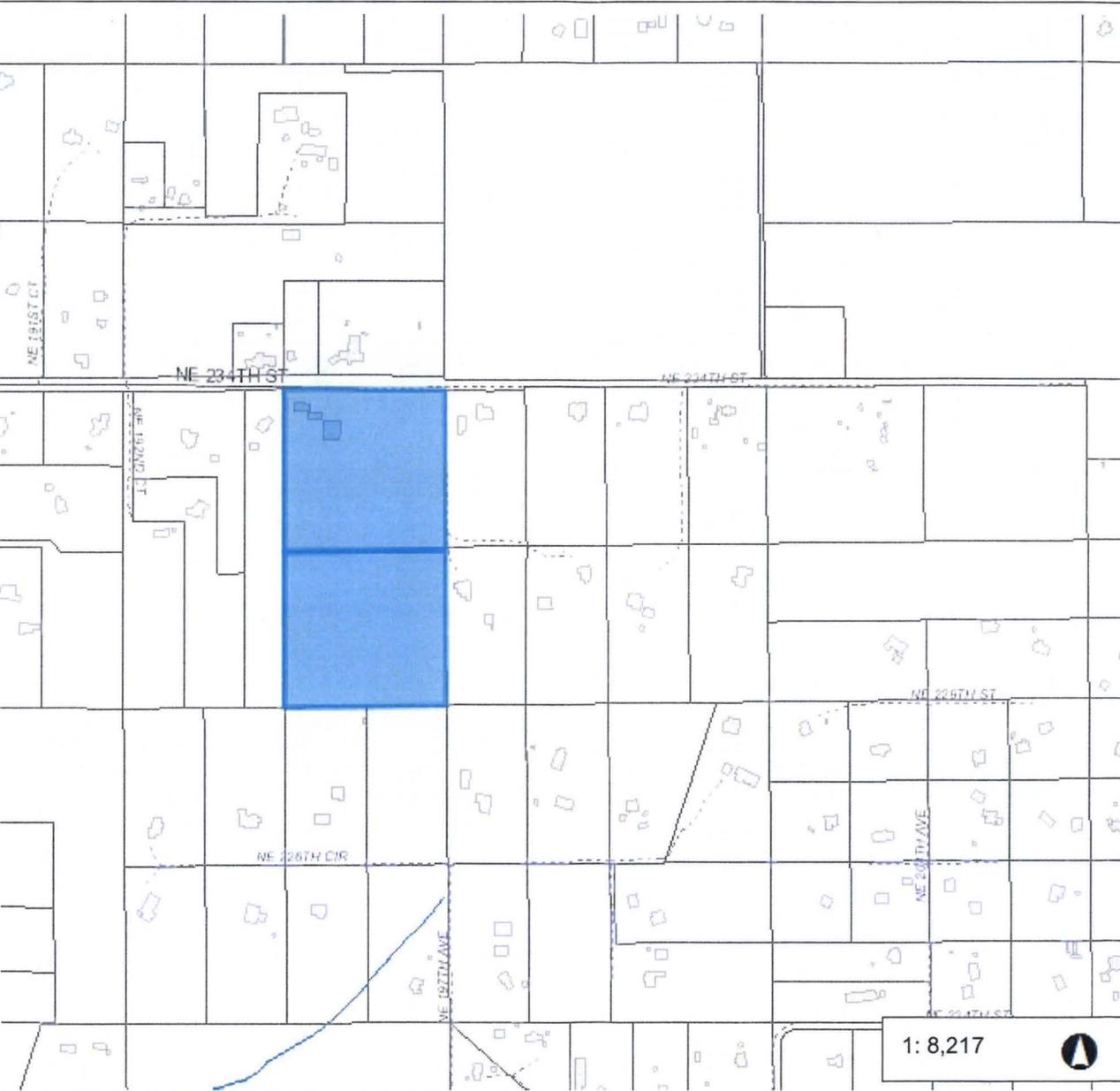
DATE: 10-4-16

SR# SR 208-16



*ngm
OK*

Vicinity Map

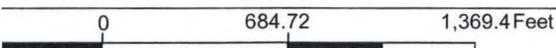


Legend

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

Notes:

1: 8,217



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.

RHOADES SHORT PLAT

IN A PORTION OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4
OF SECTION 32, T4N, R3E, WILLAMETTE MERIDIAN,
CLARK COUNTY, WASHINGTON
SEPTEMBER 2016

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: MTJ 9/21/16
COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.170, 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: AKL 9/21/16

COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 4 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 ON-SITE SEWAGE SYSTEMS REQUIRED
FOR ALL LOTS.

Carla C. Sowda, R.D. 9/15/16
COUNTY HEALTH OFFICER DATE

COUNTY AUDITOR

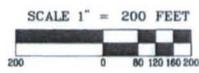
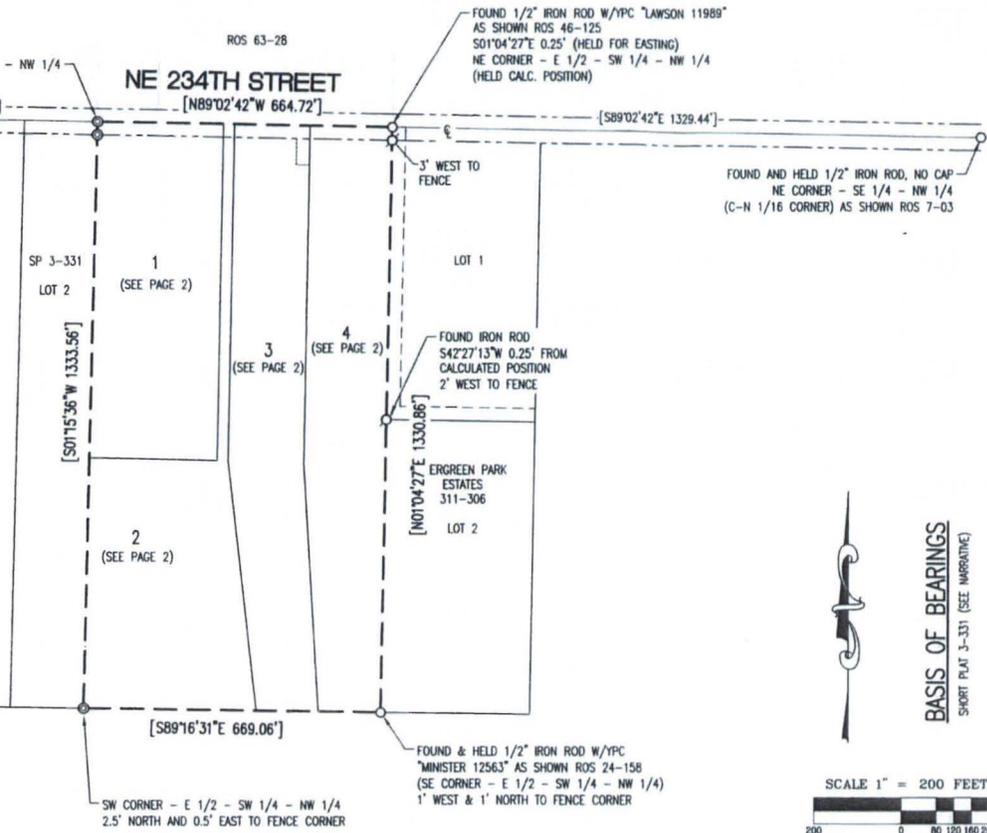
FILED FOR RECORD THIS _____ DAY OF _____, 2016,
IN BOOK _____ OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF RICHARD RHOADES
AUDITOR'S FILE NUMBER _____
COUNTY AUDITOR _____

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 JULY 2015 THROUGH SEPTEMBER
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 9/15/2016
PROFESSIONAL LAND SURVEYOR #34127 DATE

PAGE 1 OF 2



BASIS OF BEARINGS
SHORT PLAT 3-331 (SEE NARRATIVE)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEGREGATE THE CITED RHOADES TRACT INTO 4 LOTS AS SHOWN. A
MATHEMATICAL MODEL OF SHORT PLAT 3-331 WAS CREATED FOR THIS SURVEY. RECORD BEARING OF NORTH
89°02'42" WEST WAS HELD FOR BASIS OF BEARINGS BETWEEN FOUND MONUMENTS FOUND ON THE NORTH LINE OF
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32 AS SHOWN. A CONTROL TRAVERSE WHICH MET THE
STANDARDS CONTAINED IN WAC 332-130-090 WAS RAN BETWEEN THESE MONUMENTS AND ROTATED TO SAID
RECORD BEARING. A SECOND SUB-LOOP TRAVERSE WHICH ALSO MET REQUIRED STANDARDS WAS RUN THROUGH
THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS WHICH CHECK SATISFACTORY WITH MODEL
POSITIONS AS SHOWN.

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.

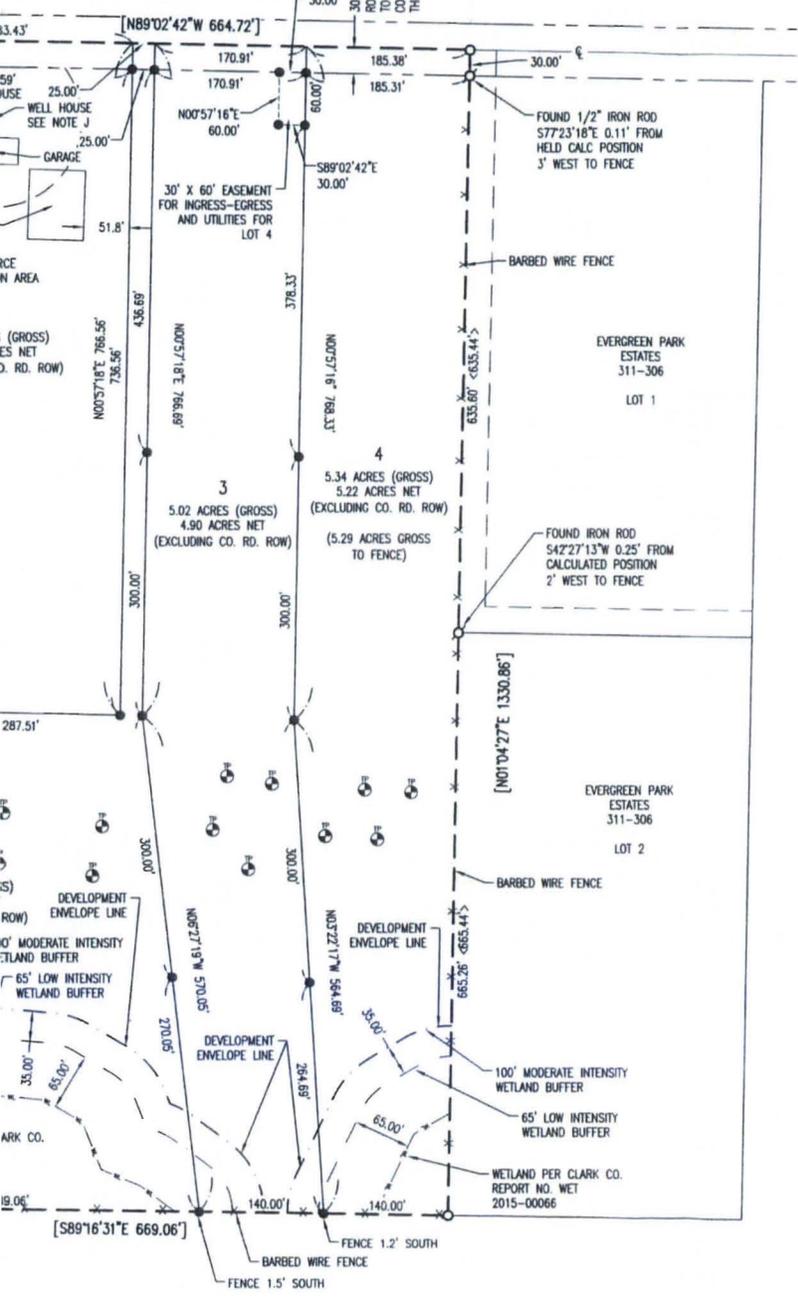
DEED REFERENCE
STATUTORY WARRANTY DEED
BRODAHL
TO
RHOADES
AFN 3023553
(10/30/1998)



JOB NAME:	RHOADES	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE STE 2520 VANCOUVER, WA 98682
JOB NUMBER:	3632	P: 360.882.0419 F: 360.882.0426 aks-eng.com
DRAWN BY:	BJA	AKS ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
CHECKED BY:	CAB	
DRAWING NO.:	3632CSPLAT	

NE 234TH STREET

234TH STREET ESTABLISHED AS PANTOSKI ROAD NOV. 6 (COMM. JOURNAL BOOK 1-1 PAGE 439 60' ROW)



**RHOADES
SHORT PLAT**

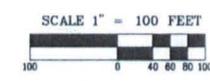
IN A PORTION OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4
OF SECTION 32, T4N, R3E, WILLAMETTE MERIDIAN,
CLARK COUNTY, WASHINGTON
SEPTEMBER 2016

PLAT NOTES:

- A. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT 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.
- B. THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWERAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
- C. THE CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. NO DEVELOPMENT OR CLEARING OF VEGETATION SHALL OCCUR WITHIN THE WETLAND BUFFERS AREAS AS SHOWN ON THE FACE OF THIS PLAT THAT DOES NOT COMPLY WITH CLARK COUNTY CODE 40.450.
- D. HOMES EXCEEDING 3600 SQUARE FEET MAY REQUIRE ADDITIONAL FIRE PROTECTION FEATURES UP TO AND INCLUDING A RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN ADEQUATE PUBLIC WATER AND A HYDRANT ARE NOT WITHIN REQUIRED DISTANCES.
- E. UNLESS ONSITE DRAINAGE PLAN FOR LOT 2, 3, AND 4 IS APPROVED WITH THE FINAL STORMWATER PLAN, THE OWNER OF LOTS 2, 3, AND 4 ARE RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ONSITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE LOT.
- F. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTING, RENEWING, OPERATING AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC AND PRIVATE STREETS.
- G. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- H. ADEQUATE WATER PRESSURE IS SUBJECTIVE, DEPENDING ON THE USER. WATER PRESSURE AT THE METER LOCATIONS WILL VARY FROM APPROXIMATELY 35 PSI TO 45 PSI. PRIVATE WATER BOOSTERS ARE RECOMMENDED AT EACH HOUSE IF GREATER PRESSURE IS DESIRED.
- I. IN ACCORDANCE WITH CCC 40.610, EXCEPT FOR LOT 1 ON THE FINAL PLAT, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: \$5,128.00 (BATTLE GROUND SCHOOL DISTRICT), AND \$422.99 (RURAL 2 TIF SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED 03/24/2016, AND EXPIRING ON 03/24/2019. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.
- J. WELL TO BE USED FOR IRRIGATION PURPOSES ONLY.

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSCRIBED "AKS ENGR. PLS 34127"
- ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BESEDA 32448" PER SHORT PLAT 3-331 HELD UNLESS NOTED OTHERWISE (TIED 7-2015)
- FOUND MONUMENT AS NOTED (TIED 7-2015)
- ⊙ FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535" PER EVERGREEN PARK ESTATES 311-306 HELD UNLESS NOTED OTHERWISE (TIED 7-2015)
- CALCULATION POSITION NOT SET
- AFN AUDITOR'S FILE NUMBER
- ⊕ CENTERLINE
- LCR LAND CORNER RECORD
- ROS RECORD OF SURVEY
- SF SQUARE FEET
- ⊙ SEPTIC TEST PIT
- W/YPC WITH A YELLOW PLASTIC CAP
- [] HELD RECORD DATA PER SHORT PLAT 3-331 UNLESS NOTED OTHERWISE
- < > RECORD DATA PER EVERGREEN PARK ESTATES 311-306



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