

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - SEPTEMBER 30, 2014

REQUEST: Acceptance of Plat for Recording – Salmon Run Short Plat

CHECK ONE: 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 Salmon Run Short Plat FLD2013-00023 PLD2013-00002

Zoning: R1-7.5 Single Family Residential; **Lot Size:** The minimum and maximum average lot area standards are 7,500 and 10,500 square feet, respectively. **Actual Lot Size:** Parcels range in size from 7,796 and 16,019 square feet with a 29,797 square foot open space area. Based on all lot areas provided the average size is 9,330 square feet, which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on April 5, 2013, Pre-application conference was held August 2, 2012, Final order of conditional approval was July 23, 2013.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Felida Neighborhood Association, and property owners located within 300 feet of the site on May 30, 2013.

BUDGET AND POLICY IMPLICATIONS: N/A

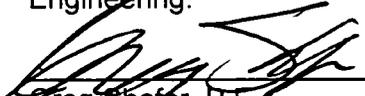
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

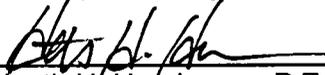
Attachment A: Vicinity Map

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

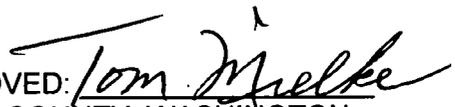
DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.



Greg Shafer, P.E.
Development Engineering Manager



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

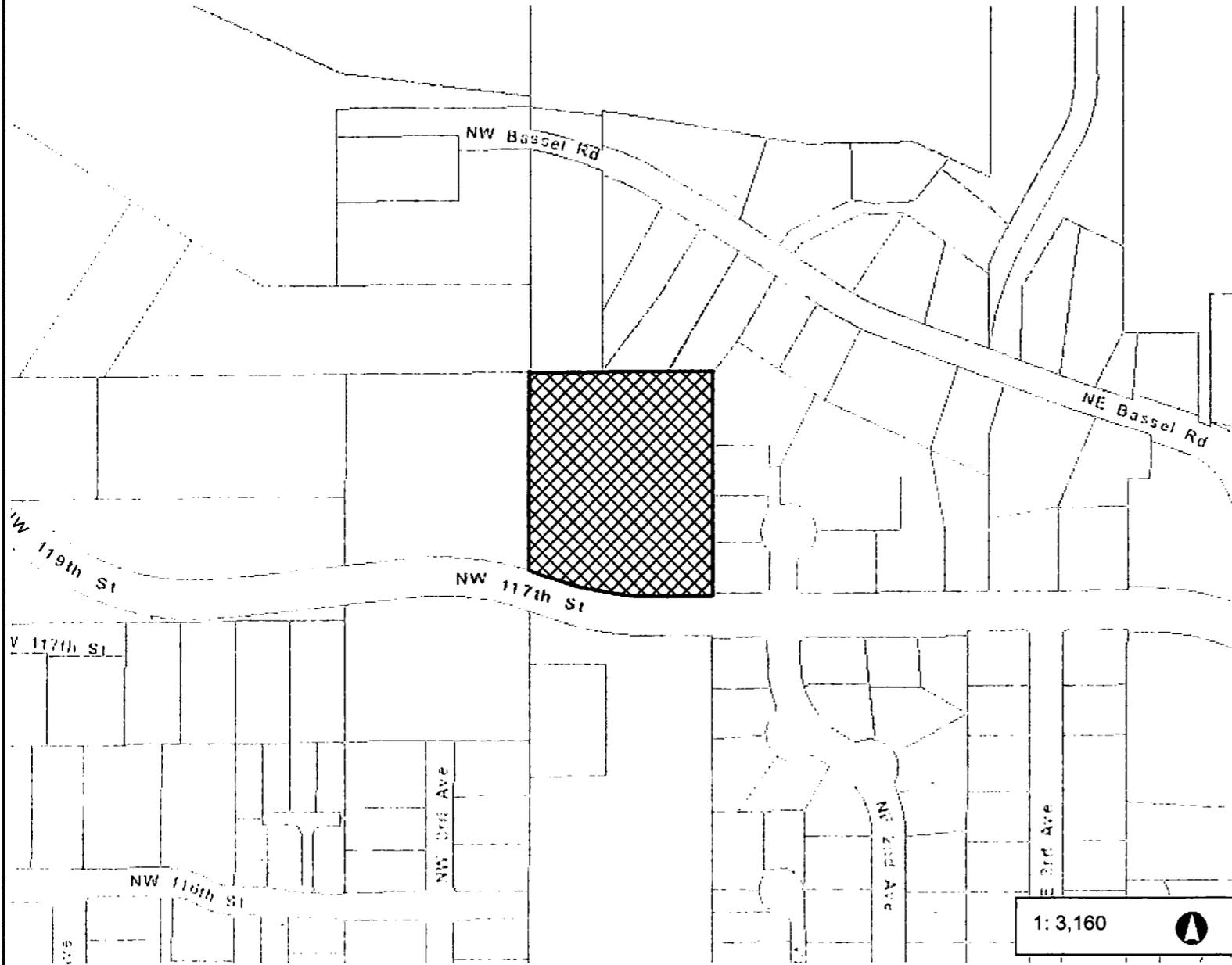
APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
9-30-14 SR 224-14



PW14-103



ATTACHMENT A: SALMON RUN SHORT PLAT



Legend

- Building Footprints
- Taxlots
- World Street Map

Notes:

1: 3,160



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: PLAT MAP

SALMON RUN SHORT PLAT

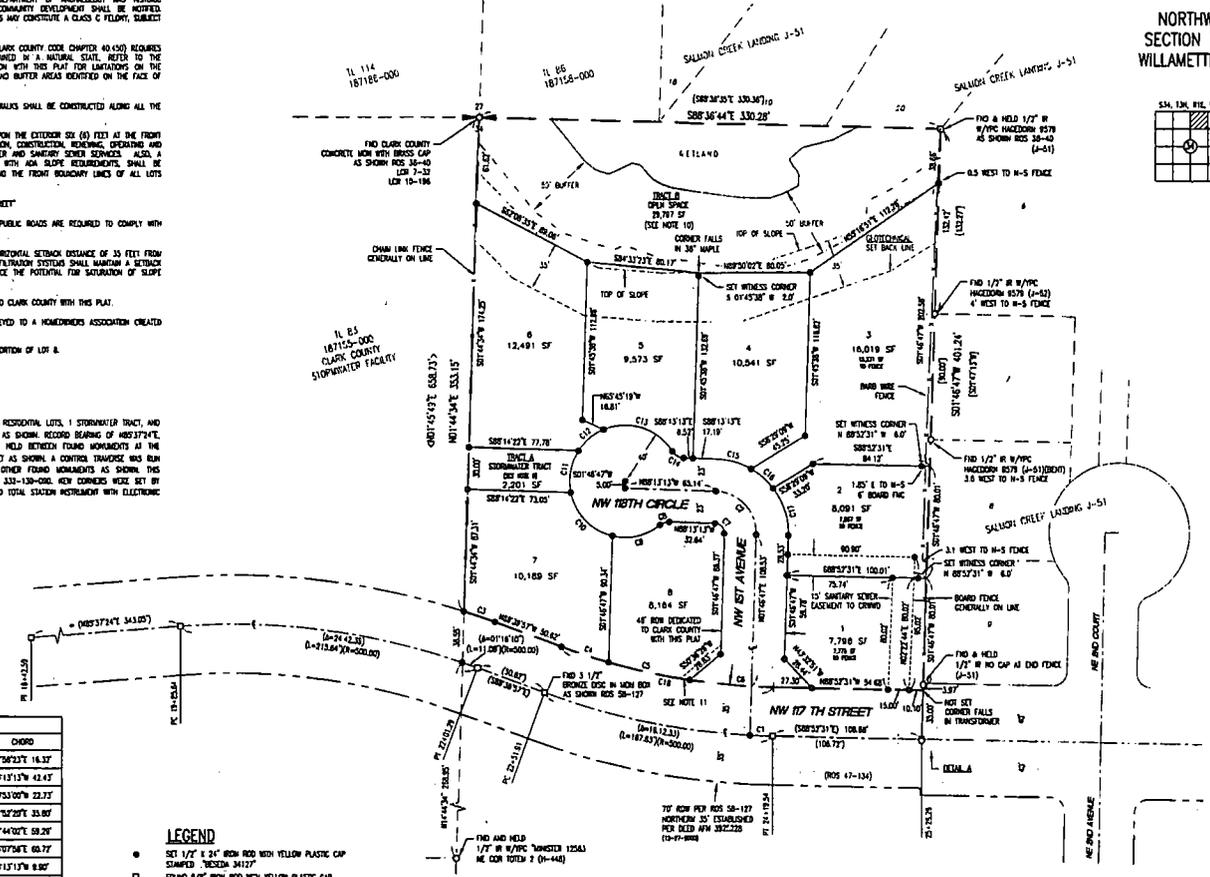
IN A PORTION OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST
WILLAMETTE MERIDIAN; CLARK COUNTY, WASHINGTON
DATE: AUGUST 2014

PLAT NOTES

- "MOBILE HOMES ARE NOT PERMITTED ON ANY LOT IN THIS SUBDIVISION."
- "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERGOING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES."
- "CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 10.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED BY A NATURAL STATE. REFER TO THE CONSERVATION COMMISSION RECORDS IN CONJUNCTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT."
- "TRUCK TO RESIDENCE OF OCCUPANCY FRONT, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES."
- "AN EASEMENT IS HEREBY RECEIVED UNDER AND UPON THE EXISTING 50' FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY OTHER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RECEIVED UPON THE EXISTING 50' FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS."
- "NO DIRECT ACCESS IS ALLOWED ONTO NE 117TH STREET."
- "ALL RESIDENTIAL DRIVEWAY APPROACHES OFFERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCE 43.300."
- "THE PROPOSED DEVELOPMENT SHALL MAINTAIN A HORIZONTAL SETBACK DISTANCE OF 35 FEET FROM THE TOP OF THE SLOPE THROUGHOUT THE PLAT. SETBACK DISTANCE SHALL MAINTAIN A SETBACK OF 125 FEET FROM THE TOP OF SLOPE TO REDUCE THE POTENTIAL FOR SATURATION OF SLOPE SOILS."
- "TRACT 'A' IS FOR STORMWATER FACILITY DEDICATED TO CLARK COUNTY WITH THIS PLAT."
- "TRACT 'B' IS FOR OPEN SPACE AND TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION CREATED WITH THIS PLAT."
- "5.00 FOOT ENTRANCE MEASUREMENT EASEMENT OVER A PORTION OF LOT 1."

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A RESIDENTIAL LOTS, 1 STORMWATER TRACT, AND DEDICATE ROAD RIGHT-OF-WAY FOR NE 1ST COURT AS SHOWN RECORD BEARING OF 48037374'E, DERIVED FROM SURVEY BOOK 47, PAGE 134 WAS HELD BETWEEN FOUND MONUMENTS AT THE CORNER OF NE 117TH STREET/NE 117TH STREET AS SHOWN. A CONTROL TRAILER WAS RUN THROUGH THE SITE WITH BEARINGS AND DISTANCES TO OTHER FOUND MONUMENTS AS SHOWN. THIS TRAILER MET THE STANDARDS CONTAINED IN WAC 333-130-030. NEW CORNERS WERE SET BY ROYAL STAMMATT FROM THIS TRAILER. A SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

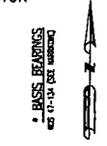
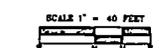
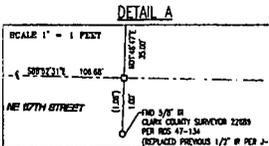


CURVE	RADIUS	BEARING	LENGTH	CHORD
C1	508.00'	170°14'	18.37'	587.99317' 18.37'
C2	30.00'	80°00'00"	47.17'	143.13157' 42.43'
C3	630.00'	228°00'	22.74'	1079.33007' 22.73'
C4	483.00'	42°44'	35.81'	571.92207' 35.80'
C5	483.00'	71°03'	58.37'	577.44002' 58.29'
C6	483.00'	72°01'	60.76'	585.77507' 60.77'
C7	7.80'	80°00'00"	11.02'	14.113157' 8.80'
C8	10.00'	42°15'00"	7.87'	12.718747' 8.83'
C9	43.00'	57°37'17"	38.21'	107.10747' 34.89'
C10	43.00'	83°18'30"	43.57'	344.14487' 43.15'
C11	40.00'	44°37'19"	31.15'	519.42707' 30.37'
C12	40.00'	34°21'11"	23.88'	550.11721' 23.83'
C13	40.00'	80°21'23"	58.10'	1077.7174' 51.81'
C14	10.00'	53°54'30"	8.76'	12.011437' 8.38'
C15	63.00'	28°07'01"	59.61'	1074.9247' 25.75'
C16	63.00'	27°46'30"	51.07'	1048.4747' 20.84'
C17	53.00'	37°00'01"	38.17'	1074.87157' 20.47'
C18	463.00'	19°17'30"	155.90'	1079.18157' 155.17'

- LEGEND**
- SEE 1/2" x 3/4" BROWN ROD WITH YELLOW PLASTIC CAP STAMPED "NECADA 34127"
 - FOUND 3/8" BROWN ROD WITH YELLOW PLASTIC CAP STAMPED "CLARK COUNTY 331527 IN MONUMENT BOX AS SHOWN NOS 58-127 (UNLESS OTHERWISE NOTED) TIED 8-28-2013
 - FOUND MONUMENT AS NOTED TIED 8-28-2013
 - ALDRED'S FILE NUMBER
 - R BROWN ROD
 - CL CENTERLINE
 - NOS RECORD OF SURVEY
 - LOR LAND CORNER RECORD
 - ROW RIGHT-OF-WAY
 - CLARK COUNTY REGIONAL WASTE WATER DISTRICT OWNED
 - W/P/C WETLAND PROTECTION ORDINANCE
 - () RECORD DATA PER NOS 47-134
 - [] RECORD DATA PER SALMON CREEK LANDING J-51
 - < > RECORD DATA PER TOTAL 2 (8-828)

DEED REFERENCES

SUBDIVISION MONUMENT FIELD
RECEIVED AND POWER OF ATTORNEY
BY WESTERN PROPERTIES I, LLC
ALDRED'S FILE NO. 4893857
DATED (8-21-2012)



DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "SALMON RUN SHORT PLAT" PLAT NO. CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR DATE

COUNTY COMMISSIONER
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY WASHINGTON, THIS DAY OF 2014

CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY: DEPUTY CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY: CLARK COUNTY ENGINEER DATE

COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 8 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.

COUNTY HEALTH OFFICER DATE

COUNTY AUDITOR

FILED FOR RECORD THIS DAY OF 2014, IN BOOK OF PLATS, AT PAGE AT THE REQUEST OF WESTERN PROPERTIES I, LLC. AUDITOR'S FILE NUMBER

COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I, CARL A. BEXTER, 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 THE PERIOD OF OCTOBER 2013 THROUGH JULY 2014, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREIN CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE SHOWN ON THE PLAT.



PROFESSIONAL LAND SURVEYOR DATE

JOB NAME: SALMON RUN	AKS ENGINEERING AND FORESTRY, LLC
JOB NUMBER: 3708	8000 NE 158TH AVE SUITE 200 WANTON, WA 98087
DRAWN BY: SCW	PHONE: 360.882.0419
CHECKED BY: CAB	FAX: 360.882.0428
DRAWING NO.: 3708-PL1	WWW.AKS-ENG.COM
	ENGINEERING • PLANNING • SURVEYING
	FORESTRY • LANDSCAPE ARCHITECTURE