CLARK COUNTY
STAFF REPORT

* 7 0 8 0 7 4 *

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - Granton Park Phase 1 Subdivision

REQUEST: Acceptance of Plat for Recording – November 4, 2014

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 Granton Park Phase 1 Subdivision FLD2014-00028 PLD2013-00011
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 7,560.20 and 8,000.00 square feet. which complies with the standard. **Exceptions**: None; **Project Start**: The application vested on June 20, 2013, Pre-application conference was held July 11, 2013, Final order of conditional approval was February 6, 2014.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Heritage Neighborhood Association, and property owners located within 300 feet of the site on November 27, 2013. One sign was posted on the subject property and two others within the vicinity on January 2, 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: Tom Mielke
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

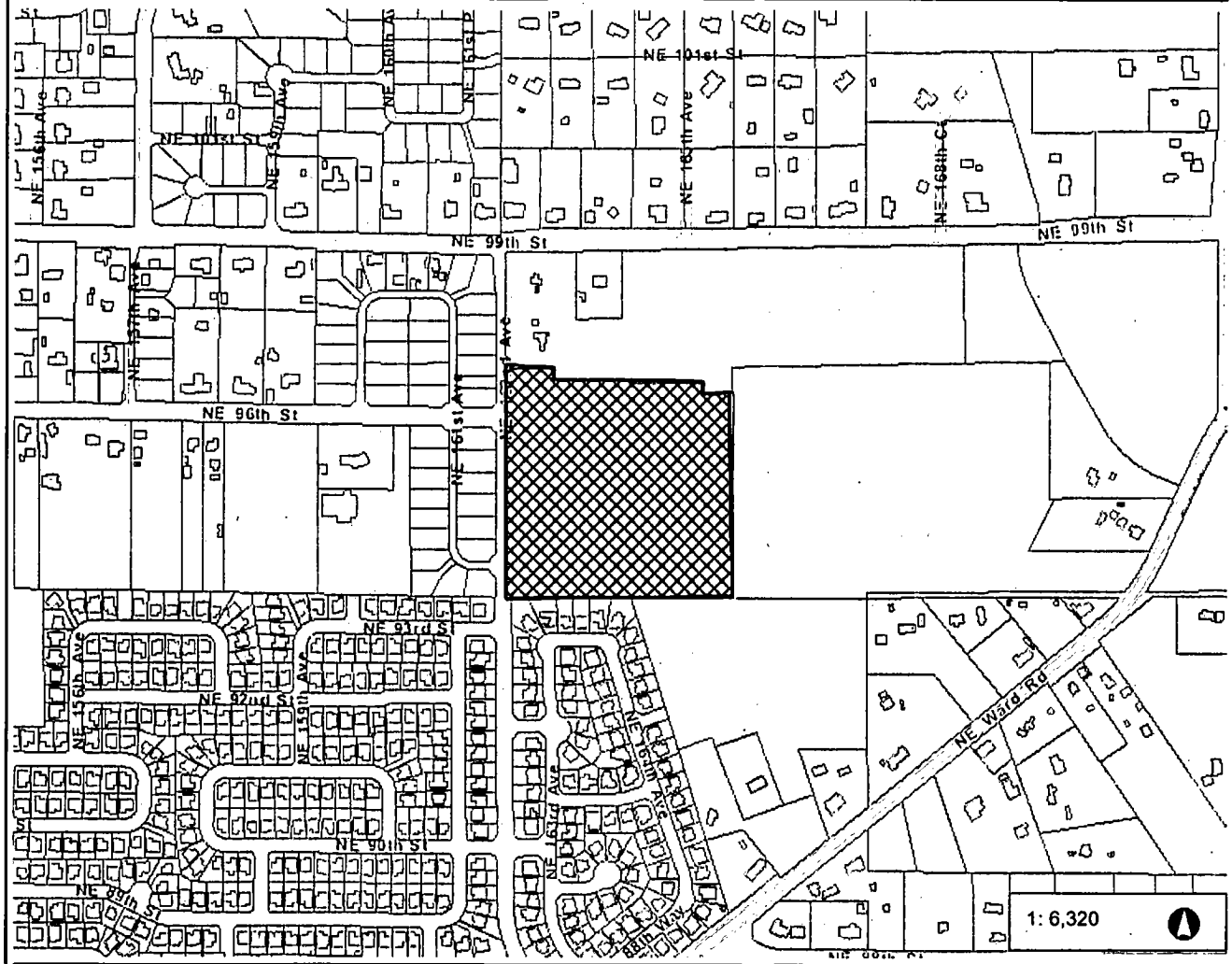
NOV. 4, 2014 SR 247-14

GS/HH/hp

OK

PW14-121

ATTACHMENT A: GRANTON PARK PHASE 1 SUBDIVISION



Legend

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

Notes:

1,053.3 0 526.66 1,053.3 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 SHEET 1 OF 3

GRANTON PARK PHASE I SUBDIVISION

A SUBDIVISION IN A PORTION OF GOVERNMENT LOT 2, FRACTIONAL NW 1/4 OF THE NE 1/4 OF SECTION 1 T. 2 N., R 2 E., W. M., CLARK COUNTY, WASHINGTON

JOB NO 13-165 DATE: 08-04-14

SHEET 1 OF 3

PREPARED BY:
MINSTER AND CLAUSEN SURVEYING, INC.
7200 E. EVERGREEN BLVD
VANCOUVER, WA., 98661
(360) 694-3313

PLAT NOTES:

1) DWELLINGS AND OTHER STRUCTURES ON THE LOTS IN THIS PLAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM SETBACK STANDARDS IN CCC TABLE 40.220.010-3

2) THE DUMPING OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLHEAD PROTECTION PROGRAM AT (206) 586-1091 OR THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION

3) BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION

4) NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: N.E. 162ND AVENUE.

5) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CHAPTER 40.350

6) PLACEMENT OF MOBILE HOMES IS PROHIBITED ON THE LOTS IN THIS SUBDIVISION IN ACCORDANCE WITH CCC 40.260.130.

7) IN ACCORDANCE WITH CCC 40.610, EXCEPT LOT 1 DESIGNATED ON THE FINAL PLAT AS WAIVED SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE : $5,908 (HOCHMUTH SCHOOL DISTRICT), $1,798 ($1,358 ACQUISITION AND $440.00 DEVELOPMENT FOR PARK DISTRICT NO 3) AND $5,878.88 (NORTH ORCHARDS 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 THE PRELIMINARY PLAT APPROVAL DATED FEBRUARY 6, 2012. IMPACT FEES FOR PLATS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.

8) PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES

9) TRACT "A" IS A STORMWATER FACILITY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

10) PRIVATELY OWNED STORMWATER FACILITIES
THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES
HOME OWNERS ASSOCIATION FOR GRANTON PARK, INDIVIDUAL DOWNSPOUT AND CRAWL SPACE INFILTRATION SYSTEMS WITHIN EACH LOT SHALL BE MAINTAINED BY THE HOME OWNER
FENCING, LANDSCAPING, DECKS AND PATIOS MAY BE INSTALLED ACROSS THE EASEMENTS AS LONG AS THEY DO NOT INTERFERE WITH THE DRAINAGE FUNCTION OF THE EASEMENT. REMOVABLE PANELS ON THE FENCES ARE ENCOURAGED TO FACILITATE FUTURE MAINTENANCE WITHOUT HAVING TO RECONSTRUCT THE FENCE. THE INFILTRATION FACILITIES LOCATED IN THE EASEMENTS SHOULD BE OUTSIDE OF FENCED AREAS

11) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE 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

12) 10' PRIVATE FENCE EASEMENT FOR THE HOME OWNERS ASSOCIATION FOR GRANTON PARK TO MAINTAIN SUBDIVISION PERIMETER FENCING AND ANY SUBDIVISION ENTRY LANDSCAPING AND MONUMENTATION

13) TRACT B TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION FOR GRANTON PARK FOR LANDSCAPING AND GENERAL MAINTENANCE.

14) 5' LANDSCAPE BUFFER- TREES ON EACH LOT TO BE MAINTAINED BY INDIVIDUAL HOME OWNER

15) 40' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

DEED REFERENCE:

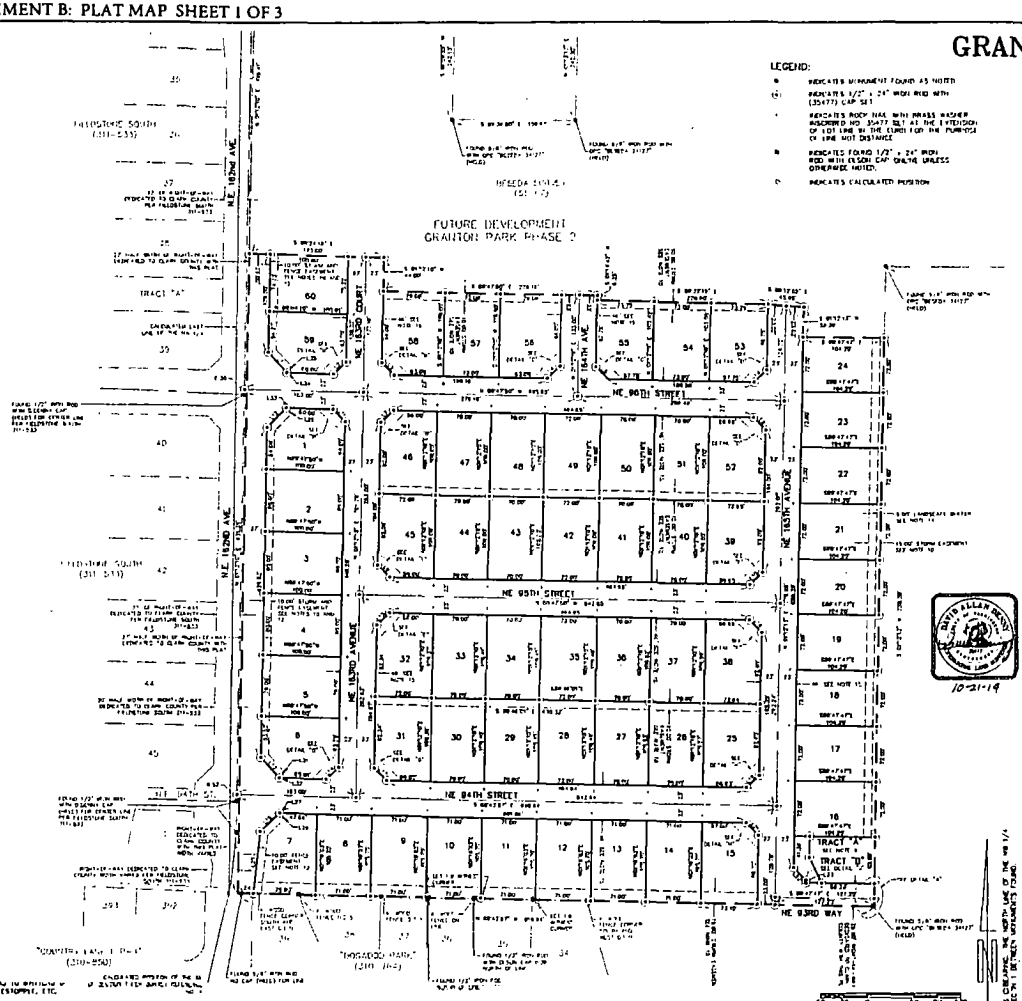
GRANTOR: LARRY GERWARH
GRANTEE: GRANTON PARK, LLC 5075038 D

SURVEY REFERENCES:

1) COUNTRY LANE 8 PHASE IV" BOOK 310, PAGE 850
2) "DOGWOOD PARK" BOOK 310, PAGE 784
3) C. DE BEDIA SURVEY BOOK 21, PAGE 87
4) MINSTER SURVEY BOOK 48, PAGE 53
5) "MERRIFIELD'S TEN ACRE HOMES" VOLUME "D", PAGE 84
6) DEAN SURVEY BOOK 41, PAGE 199
7) SHORT PLAT BOOK 1, PAGE 41
8) FIELDSTONE SOUTH BOOK 311 PAGE 533

SURVEYOR AND/OR SURVEYING, INC. SURVEY DO GUARANTEE OR WARRANT TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 07-25-14



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 5/8" x 24" IRON ROD WITH (35477) CAP SET
- INDICATES ROCK HILL WITH BRASS WASHER MARKED NO 35477 SET AT THE INTERSECTION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
- INDICATES FOUND 1/2" x 24" IRON ROD WITH ELSON CAP UNLESS OTHERWISE NOTED.
- INDICATES CALCULATED POSITION

CLARK COUNTY PLANNING DIRECTOR:
APPROVED BY: _____ PLANNING DIRECTOR DATE 10/28/14

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ GRANTON PARK SUBDIVISION
PLAT NO _____ CLARK COUNTY, WASHINGTON
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

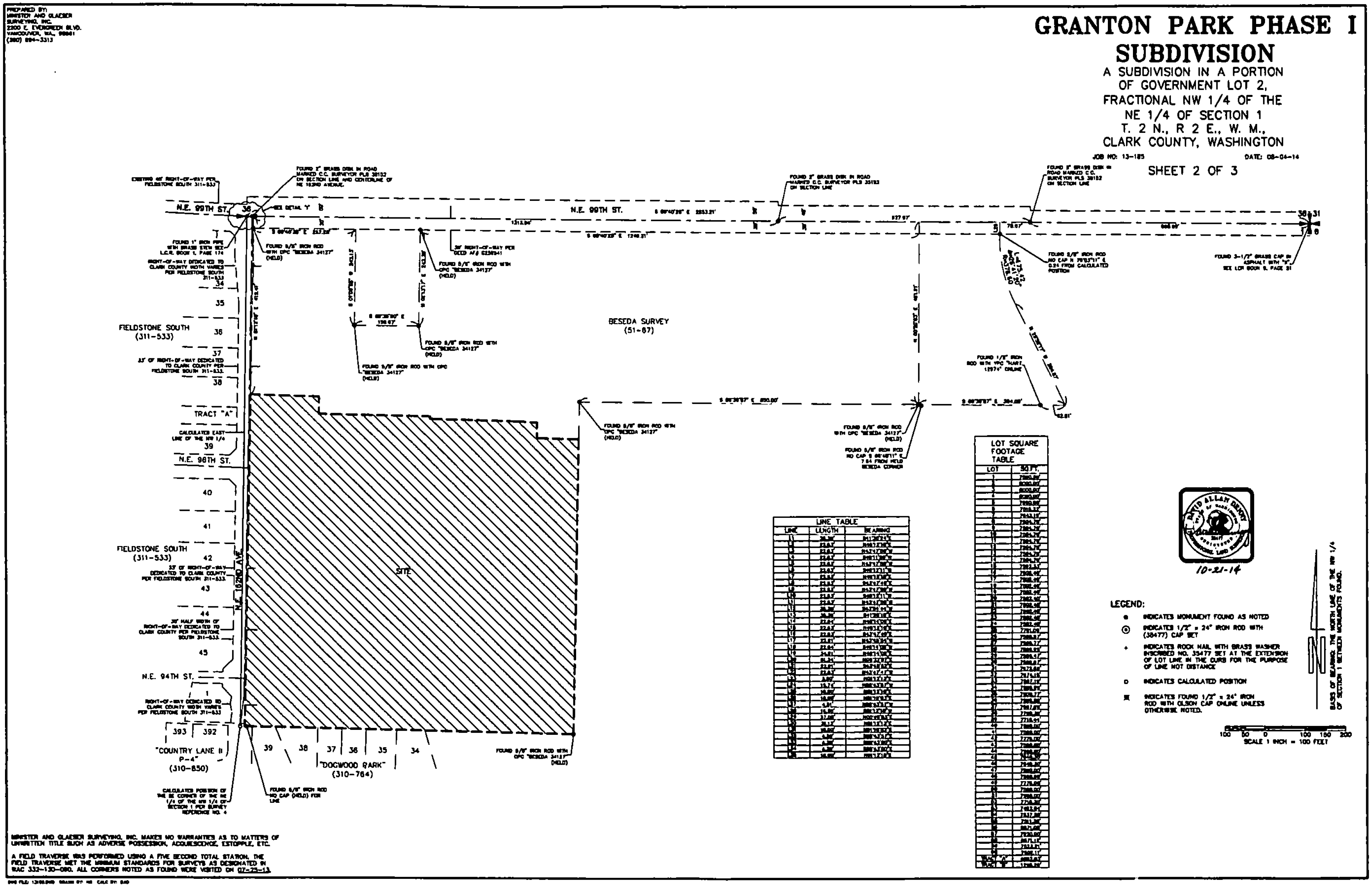
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DEDICATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DAVID ALLAN BENTLY, PROFESSIONAL LAND SURVEYOR DATE
PLS # 35477
10-21-14

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 60 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
COUNTY HEALTH OFFICER 10/21/14

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____, 20__
IN BOOK _____ OF PLATS, AT PAGE _____ AT THE REQUEST OF _____ MINSTER AND CLAUSEN HOMES
AUDITOR'S FILE NUMBER _____
CLERK COUNTY AUDITOR

UTILITY AND SIDEWALK EASEMENT:
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER 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 STREETS

ATTACHMENT B: PLAT MAP SHEET 2 OF 3



ATTACHMENT B: PLAT MAP SHEET 3 OF 3

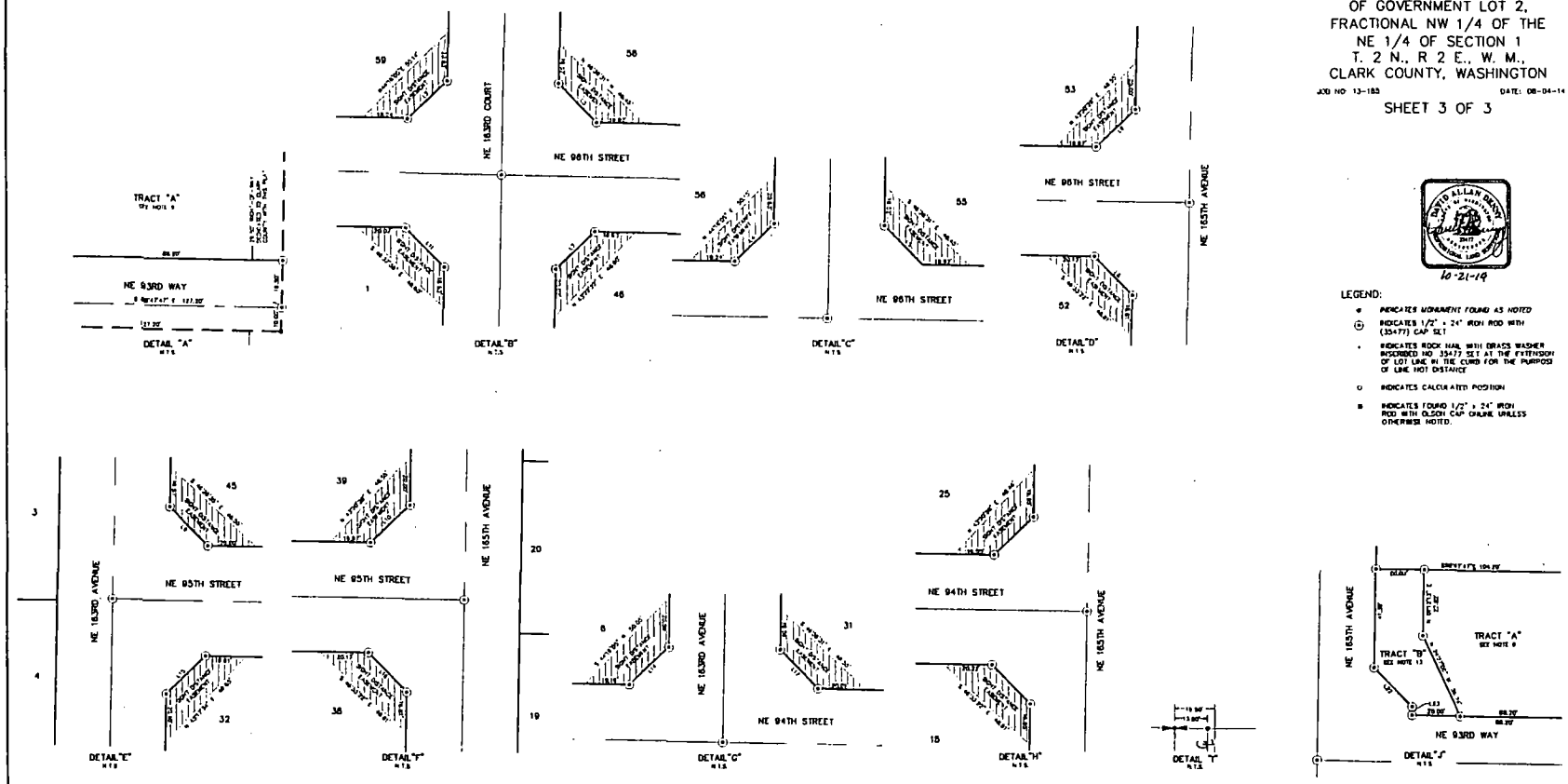
PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2700 E. EVERGREEN BLVD
VANCOUVER, WA. 98661
(360) 694-3313

GRANTON PARK PHASE I SUBDIVISION

A SUBDIVISION IN A PORTION
OF GOVERNMENT LOT 2,
FRACTIONAL NW 1/4 OF THE
NE 1/4 OF SECTION 1
T. 2 N., R 2 E., W. M.,
CLARK COUNTY, WASHINGTON

JOB NO 13-183 DATE: 08-04-14

SHEET 3 OF 3



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" IRON ROD WITH (35477) CAP SET
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
- INDICATES CALCULATED POSITION
- INDICATES FOUND 1/2" x 24" IRON ROD WITH OLSON CAP ONLINE UNLESS OTHERWISE NOTED.

BASIS OF BEARING: THE NORTH LINE OF THE NW 1/4 OF SECTION 1 BETWEEN MONUMENTS FOUND.

10-21-14

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

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