CLARK COUNTY
STAFF REPORT

* 7 0 8 0 7 7 *

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - NOVEMBER 4, 2014

REQUEST: Acceptance of Plat for Recording – NE 159TH STREET SHORT PLAT

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 NE 159th Street Short Plat FLD2014-00031 PLD2014-00006
Zoning:RC-1 Rural Commercial Zoning District; **Lot Size**: The minimum average lot area standard is one (1) acre for single family residential development. The minimum lot width and minimum lot depth are 100 feet and 140 feet, respectively. The zoning district also provides for a variety of other uses outright, conditionally and by review and approval (R/A). **Actual Lot Size**: Lot 1 will be approximately 1 acre (or 43,561 Sq Ft.) Lot 2 will be approximately 1.08 acres (or 46,934 Sq Ft.) which complies with the standard. **Exceptions**: None; **Project Start**: The application vested on April 4, 2013, Pre-application conference was held April 25, 2013, Final order of conditional approval was July 24, 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 Greater Brush Prairie Neighborhood Association, and property owners located within 300 feet of the site on April 22, 2014.

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 248-14

GS/HH/hp

final plat consent agenda.docx

PW 14-120

ATTACHMENT A: NE 159th Street Short Plat

Legend

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

Notes:

263.3 0 131.67 263.3 Feet

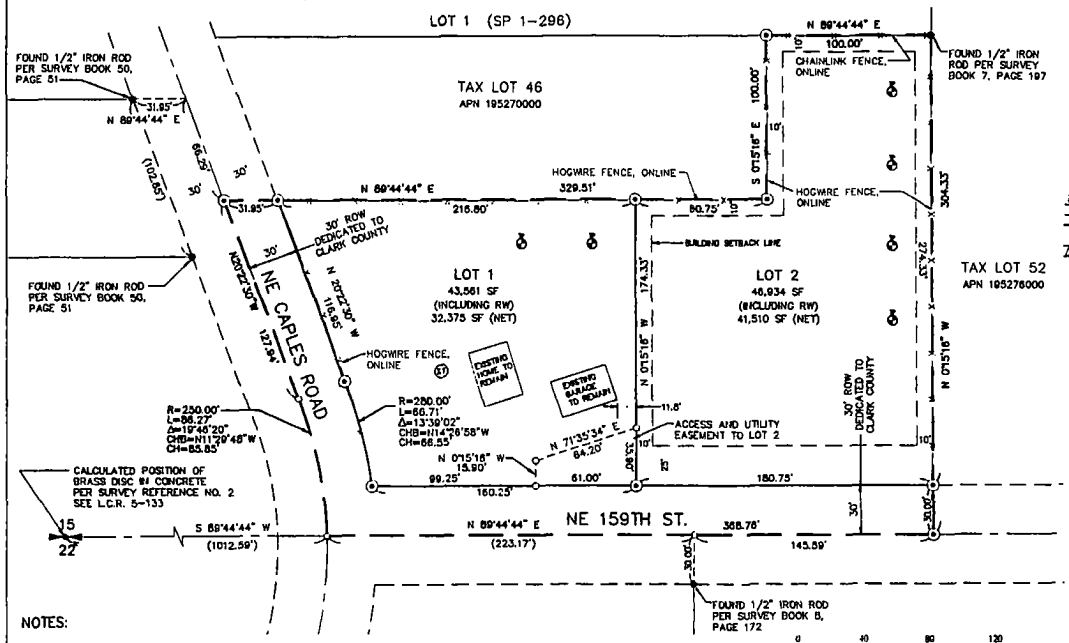
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

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

SURVEY REFERENCES:
1) OLSON SURVEY, BOOK 5, PAGE 172
2) OLSON SURVEY, BOOK 7, PAGE 197
3) HAGEDORN SURVEY, BOOK 50, PAGE 51

DEED REFERENCE:
GRANTOR: THOMAS D. AND PATRICIA A. WALLACE
GRANTEE: CURTIS R. AND BONNIE K. WHARTON
AUDITORS FILE NUMBER: 4872446
DATED: JULY 18, 2012



NE 159TH STREET SHORT PLAT

IN A PORTION OF THE
S 1/2 OF THE SE 1/4 OF
SECTION 15, T.3.N., R.2 E., W.M.
CLARK COUTY, WASHINGTON

RECEIVED
OCT 22 2014
CLARK COUNTY
Comm. Dev./Engineering Svcs.

ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 25 SERIAL NO. 195249-000
SHORT PLAT FILE NO. PLD2014-00006

CLARK COUNTY HEALTH DEPARTMENT

THIS SHORT PLAT IS 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 MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
__ AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
__ LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.
✓ LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER — DATE 10/22/14

PUBLIC WORKS:

APPROVED:

COUNTY ENGINEER — DATE

ASSESSOR:

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

COUNTY ASSESSOR — DATE

COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS ___ DAY OF _____ 20__

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

ATTESTED BY:
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COMMUNITY DEVELOPMENT:

APPROVED:

PLANNING DIRECTOR — DATE

AUDITOR:

FILED FOR RECORD THIS ____ DAY OF _____ 20__ IN BOOK ____ OF SHORT PLATS, AT PAGE ____ AT THE REQUEST OF CURTIS WHARTON
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LAND'S ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 — DATE 10-20-14

KYLE PATRICK FEEDER — STATE OF WASHINGTON — 41032 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10-20-14

NOTES:

A. EACH LOT SHALL:
1. "COMPLY WITH THE MINIMUM LOT AREA STANDARDS IN TABLE 40.210.030-2; AND;
2. "EACH LOT CAN MEET THE REQUIRED SETBACK STANDARDS IN TABLE 40.210.030-3 IN TERMS OF COMPLYING WITH THE REQUIRED FRONT YARD, INTERIOR SIDE YARD, AND THE REAR YARD SETBACKS, AND THE MAXIMUM BUILDING HEIGHT OF 35 FEET"

B. MOBILE HOMES: "MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130."

C. ARCHAEOLOGICAL: "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."

D. 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."

E. "NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 159TH STREET AND NE CAPLES ROAD; EXCEPT FOR WHERE THE APPROVED ACCESS TO NE 159TH STREET IS LOCATED."

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED BY WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON MARCH 23, 2013.

F. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350."

G. ROOF AND CRAWL SPACE DRAINS: "ROOF AND CRAWL SPACE DRAINS ARE TO DISCHARGE TO INDIVIDUAL PRIVATE INFILTRATION SYSTEMS. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED."

H. "THE FUTURE OWNER OF LOT 2 IS RESPONSIBLE FOR OBTAINING APPROVAL OF THE STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ONSITE STORMWATER SYSTEM."

I. "IN ACCORDANCE WITH CCC 40.610, SCHOOL AND TRAFFIC IMPACT FEES SHALL BE ASSESSED ON ONE (1) OF THE 2 LOTS AS FOLLOWS:
1. $2,500.00 SF PER NEW SINGLE-FAMILY DWELLING IN BATTLE GROUND SCHOOL DISTRICT; AND, 3. $3,198.88/88 SF PER NEW SINGLE-FAMILY DWELLING IN RURAL 1 TRAFFIC IMPACT FEES DISTRICT "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 7/24/14, AND EXPIRING ON 7/24/17. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULES."

J. THE APPROVED INITIAL, RESERVE AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL (WAC 2146-272-140(3)).

LEGEND

⊙	INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
●	FOUND MONUMENT AS NOTED
○	CALCULATED POSITION
( )	RECORD DISTANCE
(EP)	EXISTING SEPTIC TO REMAIN
	PERC TEST HOLE LOCATION
—x—x—	FENCELINE AS NOTED

DATE:	10-20-14
SCALE:	1"=40'
JOB NO.:	12-034
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1

KPF
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360-834-0174 fax: 360-838-0153