

CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering
DATE: December 17, 2013 Final Plat Consent Agenda
REQUEST: Acceptance of Plat for Recording Ashley Ridge Phase 1

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 Ashley Ridge Phase 1 PLD2008-00057 FLD2013-00029; Zoning (west of NW McCann Rd): R1-20 Zone (26 Lots). Using the provisions of density transfer; Lot Size: Range may be from 4,500 minimum useable sq. ft. to 30,000 maximum average sq. ft. Actual Lot Size: Range from minimum 10,469 sq.ft. to maximum 19,168 sq. ft. Zoning (east of NW McCann Rd): R1-10 Zone (12 Lots). Range may be from minimum 10,000 sq.ft. to maximum average 15,000 sq.ft. Actual Lot Size: Range from minimum 10,579 sq.ft. to maximum 17,097 sq.ft. Exceptions: None; Project Start: The application was vested on November 26, 2008, A pre-application conference was held on April 17, 2008. The final order of conditional approval was February 25, 2009.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application and public hearing was mailed to the applicant, the Felida neighborhood association and property owners within 300 feet of the site on December 5, 2008. One sign was posted on the subject property and two within the vicinity on January 28, 2009. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" Newspaper on December 5, 2008.

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 Ashley Ridge Phase 1 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


Peter Capell, P.E.
Public Works Director/County Engineer

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

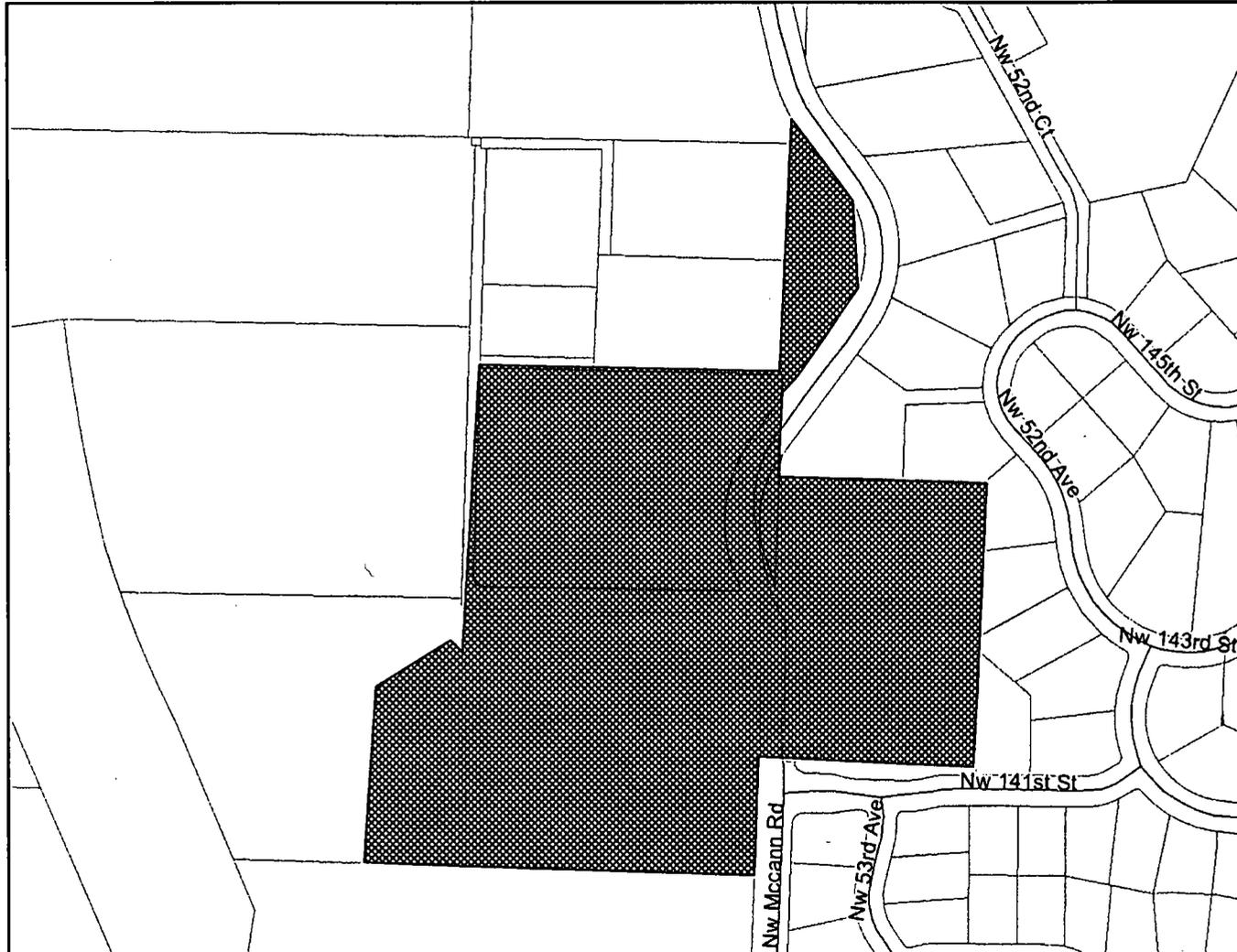
DEC 17, 2013 SR 277-13

GS/PC/hp



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ATTACHMENT B: ASHLEY RIDGE VICINITY MAP



Legend

- Parcels
- Roads
 - ~ Alley
 - ~ Arterial
 - ~ DNR
 - ~ DNR (Private Land)
 - ~ Driveway
 - ~ Interstate
 - ~ Interstate Ramp
 - ~ Primary Arterial
 - ~ Private Roads
 - ~ Private Roads w/o Names
 - ~ Public Roads
 - ~ SR Ramp
 - ~ State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary

0 350 700 1050 ft.

Map center: 1071598, 150963



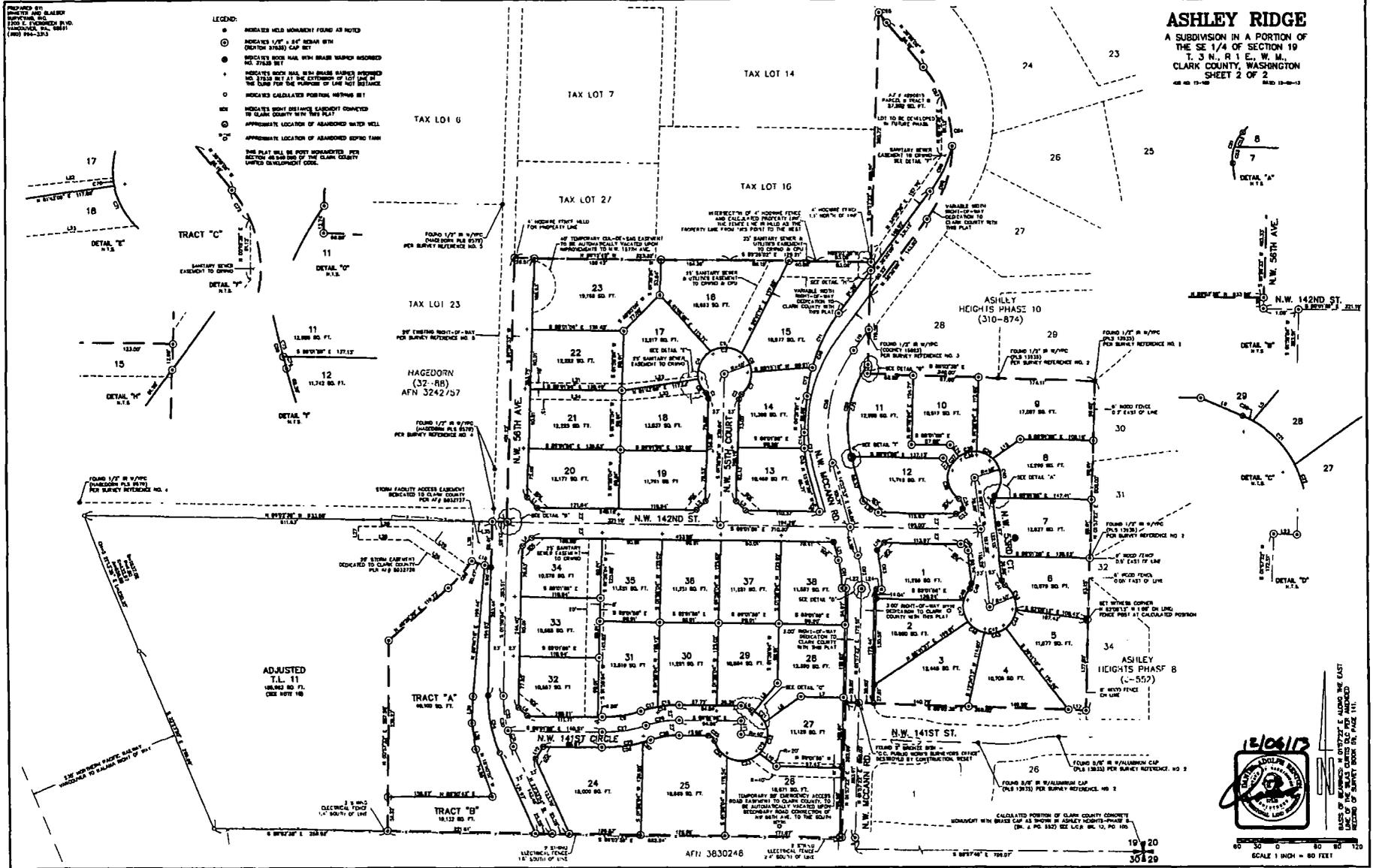
Scale: 1:3,567

This map was generated by Clark County's "Maps Online" 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: ASHLEY RIDGE PLAT

ASHLEY RIDGE

A SUBDIVISION IN A PORTION OF
THE SE 1/4 OF SECTION 19
T. 3 N., R. 1 E., W. 4,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2
48 45 13-000 R&D 13-00-13



SEE FILE 130826 DRAWN BY: M. S. G. PL. 01

BASED ON THE RECORD OF SURVEY BOOK 56, PAGE 111.

PREPARED BY
 CLARENCE W. GILLES
 SURVEYOR
 1001 E. COMMERCIAL BLVD.
 WASHINGTON, WA, 98001
 (206) 944-3212

ASHLEY RIDGE

A SUBDIVISION IN A PORTION OF
 THE SE 1/4 OF SECTION 19
 T. 3 N., R. 1 E., W. 4 N.,
 CLARK COUNTY, WASHINGTON
 SHEET 1 OF 2
 2012-10-13 2012-10-13

- MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THE PROPOSED SUBDIVISION.
- HOMEOWNERS SHOULD BE MADE AWARE OF THE WASTE WATER PLANT THAT IS LOCATED BY CLOSE PROXIMITY TO THE SUBDIVISION.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION BY OLYMPIA AND CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPROVEMENT AND/OR FINES.
- NO UNAUTHORIZED CLEARING OF TREES OR ASSOCIATED NATIVE UNDERSTORY VEGETATION SHALL TAKE PLACE DURING OR AFTER CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL RESPECTIVE LOT FRONTS PURSUANT TO THE APPROVED CONSTRUCTION PLANS.
- 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, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY STORM SEWER LINES. ALSO, 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.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.0350.
- TRACT A IS A STORM WATER FACILITY DEDICATED TO CLARK COUNTY WITH THIS PLAN.
- TRACT B IS FOR LANDSCAPING AND OPEN SPACE TO BE OWNED AND MAINTAINED BY THE DEVELOPER, PACIFIC LIFESTYLE HOMES, INC.
- TAX LOT 11 AND TAX LOT 17 HAVE BEEN BOUNDARY LINE ADJUSTED PER AF# 8032729

LEGEND:

- INDICATES FIELD MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" BEAR WITH CENTER STAKE 1/4" DIA.
- ⊙ INDICATES IRON NAIL WITH BRASS WASHED BROWN NO. 37339 SET
- ⊙ INDICATES IRON NAIL WITH BRASS WASHED BROWN NO. 37339 SET AT THE EXTENSION OF LOT LINE OR THE CORNER AND THE POINT OF LINE OF DISTANCE
- ⊙ INDICATES CALCULATED PORTION, NOTHING SET
- ⊙ INDICATES RIGHT BENTHED EASEMENT CONVEYED TO CLARK COUNTY WITH THIS PLAN
- ⊙ APPROXIMATE LOCATION OF ABANDONED WATER WELL
- ⊙ APPROXIMATE LOCATION OF ABANDONED WPTO TANK

THIS PLAN WILL BE POST MONUMENTED FOR SECTION 40.04.010 OF THE CLARK COUNTY LATED REGULATORY CODE

SURVEY REFERENCES:

- MACKEY & SPENCER SURVEY BOOK 08, PAGE 141
- ASHLEY HEIGHTS PHASE 2 BOOK 4, PAGE 553
- ASHLEY HEIGHTS PHASE 10 BOOK 310, PAGE 874
- HAGEDORN SURVEY BOOK 10, PAGE 79
- HAGEDORN SURVEY BOOK 32, PAGE 89

DEED REFERENCE:

GRANTOR: ROBERT LEE DELANDY, JR. & TAMM DELANDY
 GRANTEE: ASHLEY RIDGE SOUTH LLC
 AF NO. 4890615

LINE TABLE

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	111.111.111	111.111.111	N 00° 00' 00" E	0.000
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