CLARK COUNTY
STAFF REPORT

* 6 8 7 6 1 5 *

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - January 7, 2014

REQUEST: Acceptance of Plat for Recording Highland Park Estates

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 Highland Park Estates PLD2005-00028 FLD2013-00030
Zoning: R1-10 Zoning District; Lot Size: Actual lot size range from minimum 10,000 Sq Ft to maximum 11,758 Sq Ft; The R1-10 Zone requires a minimum lot size of 10,000 Sq Ft and an average maximum lot size of 15,000 Sq Ft. The average lot size for the proposed plat is 10,434 Sq Ft.; Exceptions: None
Project Start: The application was vested on the pre-application submittal date of August 31, 2004. The final order of conditional approval was November 14, 2006.

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, neighborhood association, and property owners within 300 feet of the site on March 31, 2005. One sign was posted on the subject property and two within the vicinity on May 11, 2005. Notice of the SEPA Determination and public hearing was published in the "Columbian" Newspaper on March 31, 2005. A public hearing was held on May 26, 2005 which offered the public the opportunity to comment on the proposed development.

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.

12/26/13
Greg Shafer, P.E.
Development Engineering Manager

12/26/13
Heath Henderson, P.E.
Interim Public Works Director/County Engineer

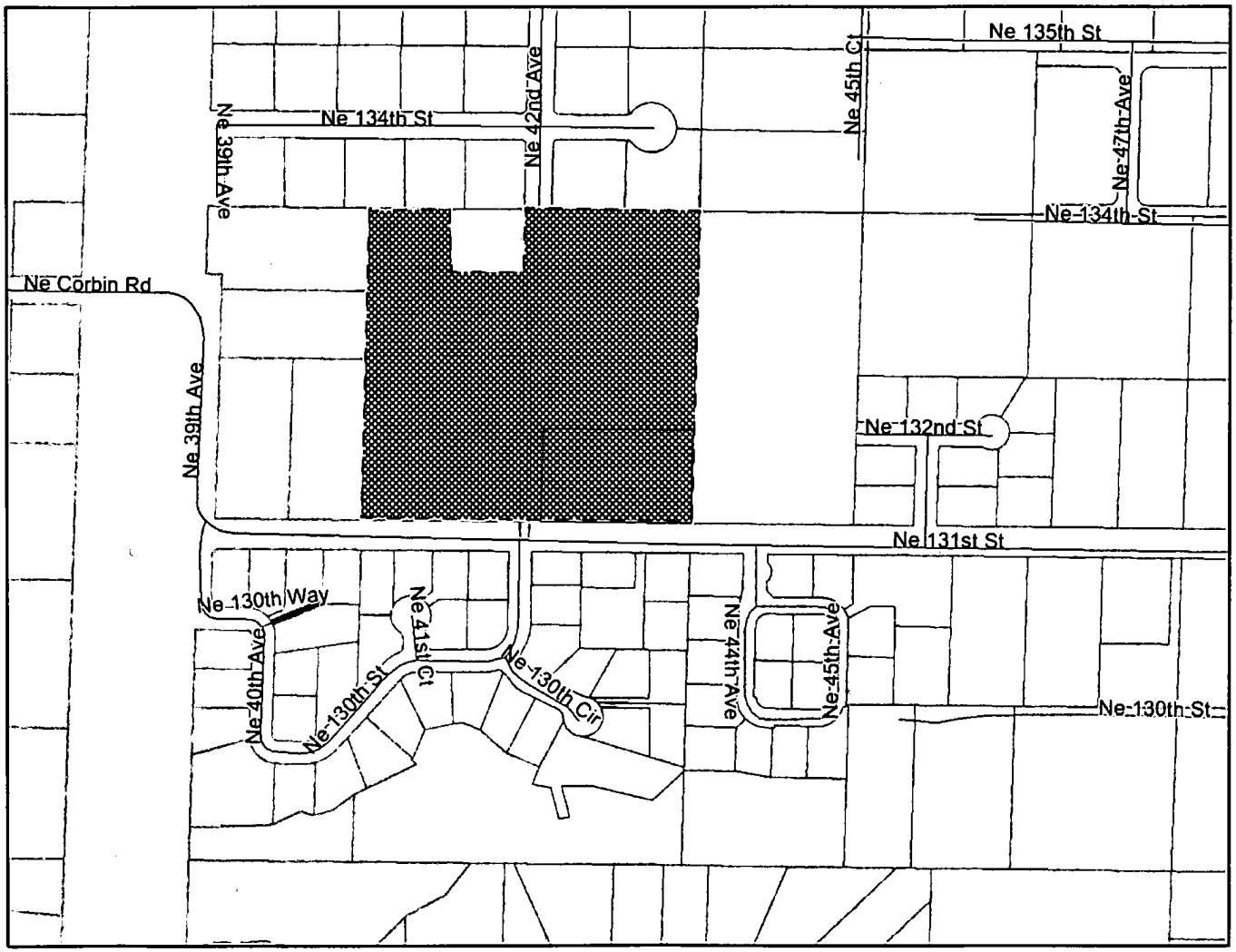
APPROVED: Tom Mielke
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

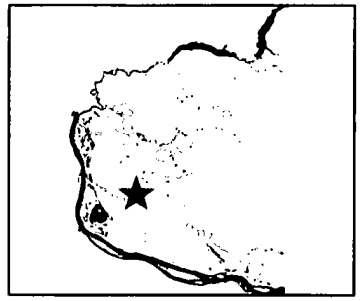
January 7, 2014
SR 7-14

GS/HH/hp

PW14-003

ATTACHMENT A: HIGHLAND PARK ESTATES





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

0 400 800 1200 ft.

Map center: 1097024, 147234

Scale: 1:4,031

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.

PREPARED BY:
KPF SURVEYING, INC.
1314 N.E. 267TH AVE.
CAMAS, WA 98607
(360) 834-0174

HIGHLAND PARK ESTATES SUBDIVISION

LOCATED IN THE
SW 1/4 OF THE NE 1/4
OF SECTION 25
T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

RECEIVED
DEC 26 2013
CLARK COUNTY
Comm. Dev./Engineering Svcs.

STANDARD CONDITIONS:

1)
THE FOLLOWING SETBACKS APPLY TO THE PROPOSED PLAT:

A. TEN FOOT FRONT SETBACK FOR LOTS ABUTTING THE TEMPORARY TURNAROUNDS
B. TWENTY FOOT FRONT SETBACK FOR ALL OTHER LOTS
C. TEN FOOT STREET SIDE SETBACK
D. FIVE FOOT SIDE AND REAR SETBACK FOR ALL OTHER SETBACKS IN THE PLAT.

2)
PLACEMENT OF MOBILE/MANUFACTURED HOMES IS PROHIBITED.

3)
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.

4)
PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.

5)
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.

6)
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) 586-9041 OR THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION."
EROSION CONTROL:

7)
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.

8)
ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.

9)
PRIVATELY OWNED STORMWATER FACILITIES:
THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOMEOWNERS ASSOCIATION FOR HIGHLAND PARK ESTATES. INDIVIDUAL DOWNSPOUT INFILTRATION SYSTEM WITHIN EACH LOT SHALL BE MAINTAINED BY THE HOME OWNER.

10)
IN ACCORDANCE WITH CCC 18.63, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR LOTS IN THIS PLAT IS: $1,725.00 (VANCOUVER SCHOOL DISTRICT), $1,800.00 ($1,360.00: ACQUISITION; $440.00--DEVELOPMENT FOR PARK DISTRICT #3, AND $1,423.54 (HAZEL DELL TRANSPORTATION 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 NOVEMBER 14, 2006 AND EXPIRING ON NOVEMBER 14,2009. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.

SURVEY REFERENCES:
1. MURSELL SHORT PLAT BOOK 2, PAGE 662
2. "THE HIGHLANDS AT PLEASANT VALLEY PH III" BOOK 310, PAGE 652
3. GLAESER SURVEY BOOK 41, PAGE 90
4. "PLEASANT MEADOW" BOOK 311, PAGE 197

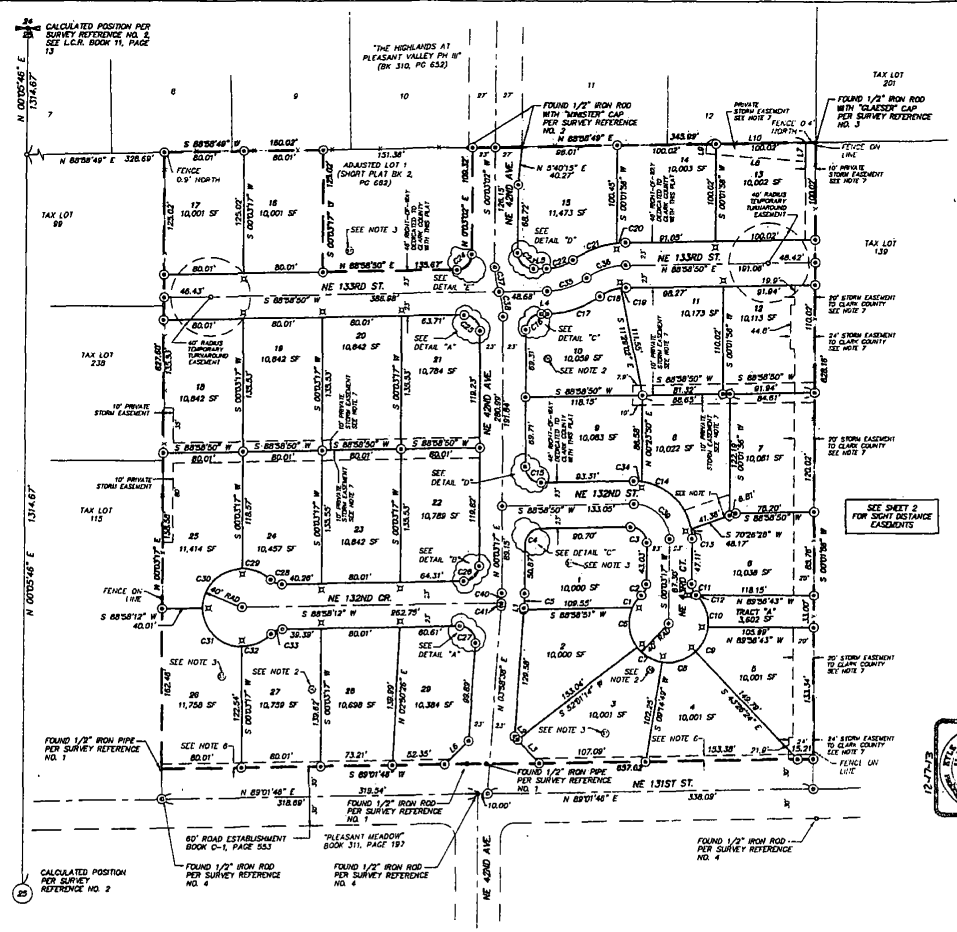
DEED REFERENCE:

GRANTOR: RCS-WA GJH, LLC
GRANTEE: HIGHLAND PARK ESTATES JV LLC
AFN#: 4863792?D
DATED: 03-13-2012

GRANTOR: BELLA VILLA HOMES CORPORATION
GRANTEE: HIGHLAND PARK ESTATES JV LLC
AFN#: 4844291 0
DATED: 04-05-2012

GRANTOR: JAMES M. BALLMAN AND GERALDINE F. BALLMAN
GRANTEE: HIGHLAND PARK ESTATES JV LLC
AFN#: 5009901 0
DATED: 08-30-2013

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 3-22-2013.



NOTES:
1) 20' INGRESS, EGRESS AND PRIVATE UTILITY EASEMENT TO BENEFIT LOT 7.
2) DECOMMISSIONED WELL SITE
3) DECOMMISSIONED SEPTIC SITE
4) TRACT "A" TO BE OWNED AND MAINTAINED BY CLARK COUNTY
5) REMOVAL OF THE TEMPORARY TURNAROUND AND EXTENSION OF THE SIDEWALK
6) 5' PRIVATE "FENCE EASEMENT"
7) 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 FENCES ARE ENCOURAGED TO FACILITATE FUTURE MAINTENANCE WITHOUT HAVING TO REGONSTRUCT THE FENCE. THE BIORETENTION FACILITIES LOCATED IN THE EASEMENTS SHOULD BE OUTSIDE OF FENCED AREAS.

COUNTY PLANNING DIRECTOR

APPROVED BY: CLARK COUNTY PLANNING DIRECTOR _____ DATE

CLARK COUNTY AUDITOR

ATTESTED BY: _____
(COUNTY AUDITOR)

FILED FOR RECORD THIS _____ DAY OF _____, 2013.

AUDITORS FILE NO. _____ BOOK _____ PAGE _____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON. TO BE KNOWN AS "HIGHLAND PARK ESTATES" SUBDIVISION PLAT NO. _____
IN THE COUNTY OF CLARK, STATE OF WASHINGTON:

COUNTY ASSESSOR _____ DATE

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF 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:

APPROVED BY: CLARK COUNTY ENGINEER _____ DATE

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 29 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

Carla C. Gordon, R.S. 12-20-13
DISTRICT HEALTH OFFICER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kyle Feeder 12-17-13
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE

12-17-13

LEGEND

- INDICATES FOUND IRON ROD AS NOTED
- INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41032) CAP SET
- INDICATES CALCULATED POSITION
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
- INDICATES DECOMMISSIONED WELL
- INDICATES DECOMMISSIONED SEPTIC
- CRWWD — INDICATES CLARK REGIONAL WASTEWATER DISTRICT
- AFN — INDICATES AUDITOR'S FILE NUMBER
- L.C.R. — INDICATES LAND CORNER RECORD
- INDICATES RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT

BASIS OF BEARINGS: N 88°58' E ALONG THE SOUTH LINE O THE HIGHLANDS AT PLEASANT VALLEY PH III, PGE 652. (SURVEY REFERENCE NO. 2)

0 50 100 150
SCALE: 1"=50'

SCALE:	1"=50'
JOB NO.:	13-091
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 2

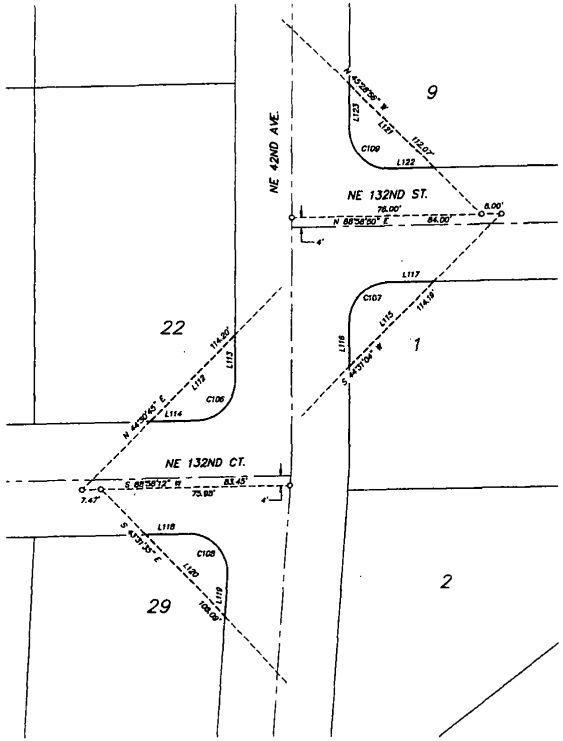
KPF
SURVEYING, INC.
1314 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-0133

HIGHLAND PARK ESTATES SUBDIVISION

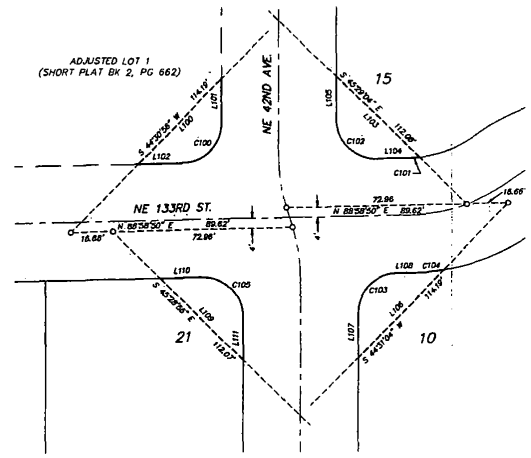
LOCATED IN THE
SW 1/4 OF THE NE 1/4
OF SECTION 25
T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.75	N03°58'38"E
L2	4.56	S43°28'46"E
L3	32.99	S43°28'46"E
L4	8.06	S88°58'50"W
L5	13.38	S88°58'50"W
L6	33.80	S46°30'12"W
L7	20.00	N00°01'36"E
L8	100.33	N83°18'04"W
L9	10.00	S00°01'36"E
L10	100.02	S88°58'07"W
L100	48.62	S44°30'56"E
L101	18.29	S00°03'07"E
L102	18.29	S88°58'50"W
L103	47.35	N45°29'04"W
L104	13.38	S88°58'50"W
L105	17.69	S00°03'07"E
L106	48.86	N44°31'04"E
L107	18.39	S00°03'17"W
L108	6.08	S88°58'50"W
L109	47.62	S45°28'56"E
L110	17.69	S88°58'50"W
L111	17.69	S00°03'17"W
L112	48.52	N44°30'45"E
L113	18.29	S00°03'17"W
L114	18.29	S88°58'12"W
L115	48.52	S44°31'04"W
L116	18.29	S00°03'17"W
L117	18.29	S88°58'50"W
L118	16.38	S88°58'12"W
L119	16.38	N00°58'38"E
L120	45.70	S43°31'35"E
L121	47.62	S45°28'56"E
L122	17.69	S88°58'50"W
L123	17.69	S00°03'17"W

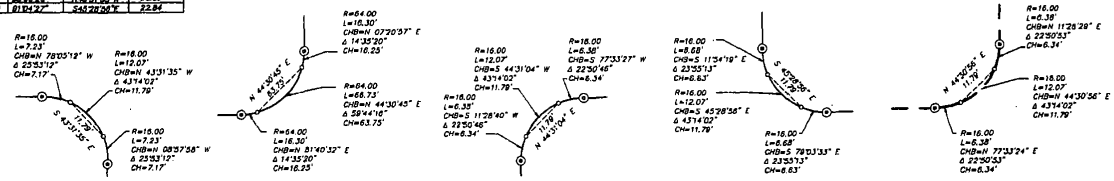
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH
C1	13.88'	40.00'	22°44'27"	S 34°37'21" W	13.78'
C2	18.61'	16.00'	53°31'32"	N 24°28'56" E	18.17'
C3	23.43'	16.00'	81°24'27"	N 43°28'56" W	22.84'
C4	24.83'	16.00'	88°53'33"	S 44°31'04" W	22.41'
C5	15.27'	221.00'	3°57'20"	N 02°00'37" E	15.26'
C6	42.68'	40.00'	61°08'10"	S 07°24'27" E	40.68'
C7	29.88'	40.00'	42°48'43"	S 59°21'56" E	29.17'
C8	36.76'	40.00'	52°41'13"	N 72°54'12" E	35.50'
C9	28.12'	40.00'	40°16'22"	N 26°31'43" E	27.52'
C10	38.08'	40.00'	81°41'29"	N 18°37'30" W	34.93'
C11	12.48'	16.00'	44°41'18"	S 22°17'21" E	12.17'
C12	0.33'	16.00'	1°10'14"	S 42°12'07" E	0.33'
C13	8.80'	58.00'	8°41'06"	N 04°47'17" W	8.79'
C14	74.33'	58.00'	73°26'24"	N 46°31'12" W	69.35'
C15	23.43'	16.00'	81°24'27"	S 43°28'56" E	22.84'
C16	24.83'	16.00'	88°53'33"	S 44°31'04" W	22.41'
C17	58.44'	93.00'	34°46'18"	N 71°35'41" E	57.56'
C18	23.19'	47.00'	28°13'27"	S 88°20'30" W	22.95'
C19	5.34'	47.00'	6°30'22"	S 85°34'28" W	5.33'
C20	0.69'	93.00'	0°12'27"	S 88°12'37" W	0.69'
C21	47.43'	93.00'	29°13'27"	S 88°48'27" W	46.93'
C22	28.02'	47.00'	34°46'18"	N 71°35'41" E	28.09'
C23	23.43'	16.00'	81°24'27"	S 43°28'04" E	22.84'
C24	24.83'	16.00'	88°53'48"	N 44°30'56" E	22.42'
C25	23.43'	16.00'	81°24'27"	N 43°28'56" W	22.84'
C26	24.83'	16.00'	88°54'53"	N 44°30'45" E	22.41'
C27	28.63'	16.00'	85°00'25"	N 44°31'35" W	23.58'
C28	12.81'	16.00'	45°31'32"	S 66°06'06" E	12.47'
C29	31.28'	40.00'	44°46'27"	N 87°37'29" W	30.47'
C30	63.69'	40.00'	91°20'05"	S 44°30'45" W	57.10'
C31	62.07'	40.00'	88°54'53"	S 43°29'13" E	56.03'
C32	32.27'	40.00'	46°36'37"	N 66°34'38" E	31.68'
C33	12.81'	16.00'	45°31'32"	S 68°22'26" W	12.47'
C34	8.04'	58.00'	7°56'23"	N 81°02'58" W	8.03'
C35	42.48'	70.00'	34°46'18"	N 71°35'41" E	41.83'
C36	42.48'	70.00'	34°46'18"	S 71°35'41" W	41.83'
C37	23.60'	73.00'	18°31'32"	S 09°41'44" E	23.49'
C38	23.61'	73.00'	18°31'47"	N 09°43'38" W	23.49'
C39	55.03'	33.00'	91°24'27"	N 43°28'56" W	49.38'
C40	10.68'	200.00'	3°07'02"	N 01°36'48" E	10.68'
C41	2.81'	200.00'	0°48'18"	N 03°34'28" E	2.81'
C100	24.83	16.00	88°53'48"	N44°30'56"E	22.42
C101	4.23	47.00	5°08'31"	N88°24'09"E	4.23
C102	25.43	16.00	91°04'12"	S45°28'04"E	22.84
C103	24.83	16.00	88°53'33"	S44°31'04"W	22.41
C104	13.21	83.00	8°58'17"	N84°24'48"E	13.20
C105	25.43	16.00	91°04'27"	N45°28'56"W	22.84
C106	24.83	16.00	88°54'53"	N44°30'45"E	22.41
C107	24.83	16.00	88°53'33"	S44°31'04"W	22.41
C108	26.53	16.00	95°00'25"	N43°31'35"W	23.59
C109	25.43	16.00	91°24'27"	S45°28'56"E	22.84



SIGHT DISTANCE EASEMENTS
1"=20'



SIGHT DISTANCE EASEMENTS
1"=20'



DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

DETAIL "D"
NOT TO SCALE

DETAIL "E"
NOT TO SCALE

12-17-13

DATE:	12-11-13
SCALE:	AS NOTED
JOB NO.:	13-051
CALC'BY:	KPF
DRAWN BY:	GLF
CHK'KED BY:	KPF
SHEET	2 OF 2

KPF
SURVEYING, INC.
1514 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-0155