

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Melvin and Vicki Sutherland
DATE: April 26, 2018
REQUESTED ACTION: Acceptance of Plat Recording – Sutherland Subdivision
FLD2018-00004

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Sutherland Subdivision PLD2016-00027/ FLD2018-00004.

Project review: The application vested on July 21, 2016. A pre-application conference was held August 11, 2016. Preliminary approval was issued on April 13, 2017. Final engineering approval was granted November 3, 2017.

Zoning: R1-5 Single Family Residential Zoning District; **Lot Size:** The R1-5 zone prescribes an average minimum lot area of 5,000 square feet and an average maximum lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 5,038 square feet to 9,301 square feet, with an overall average lot size of 5,955sf.


All lots in this plat are above the minimum of 5,000 square feet.


COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on February 7, 2017. Notice of the application and hearing were posted on the site by the applicant on February 20, 2017.

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>


Amy Wooten
Planner II
Community Development


Mitch Nickholds
Interim Director
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

APPROVED: Kathleen Otto
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: _____

SR# _____

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174

REQUIRED NOTES:

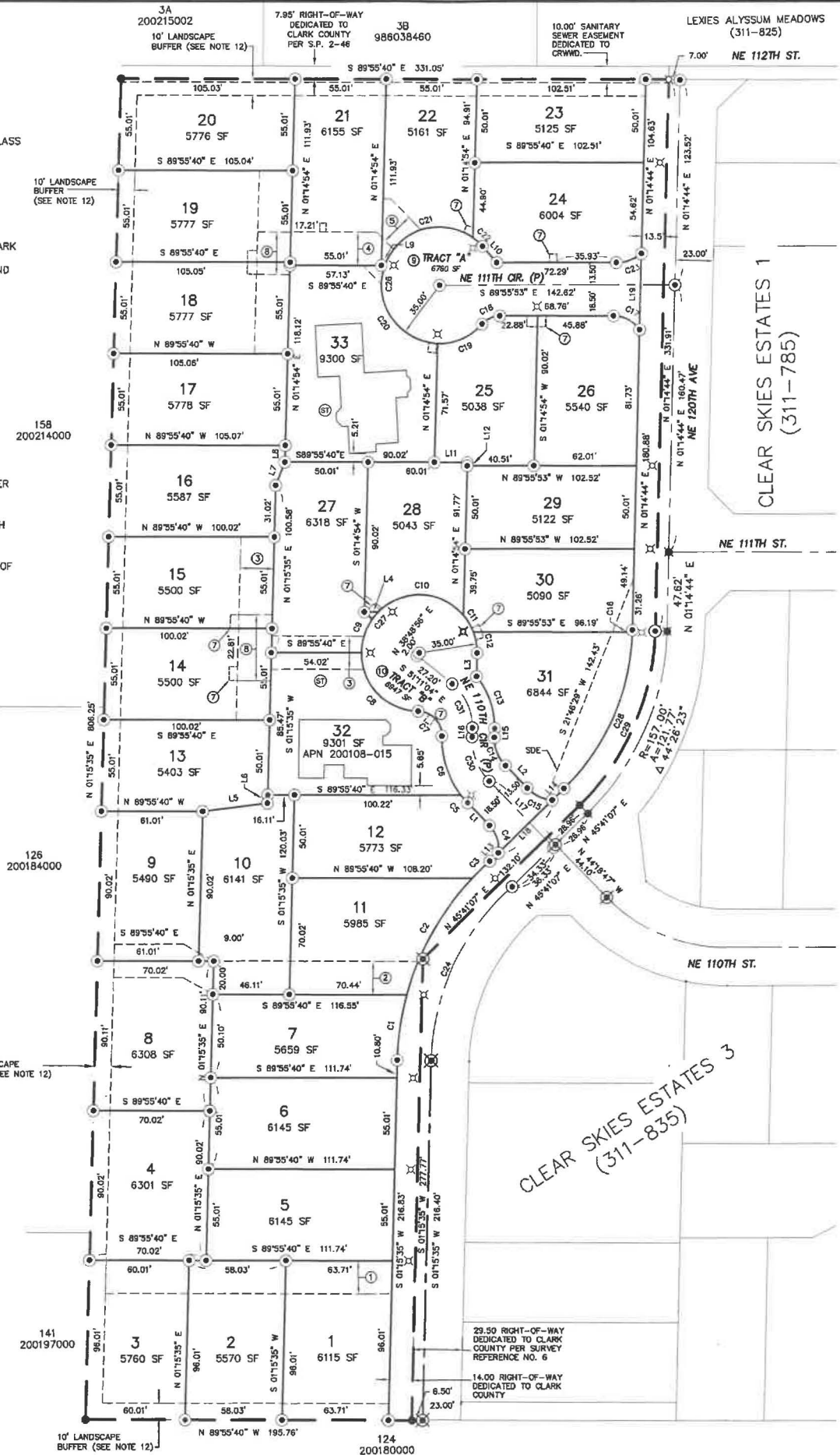
- MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS, SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS, ACCESS EASEMENTS, AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. 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 AND TRACTS ADJACENT TO PUBLIC STREETS.
- ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- LOT 21 SHALL NOT OBTAIN VEHICULAR ACCESS FROM THE 20-FOOT WIDE ACCESS EASEMENT ALONG ITS SOUTH LOT LINE.
- LOT 27 SHALL NOT OBTAIN VEHICULAR ACCESS FROM THE 20-FOOT WIDE ACCESS EASEMENT ALONG ITS SOUTH LOT LINE.
- LOT 32 SHALL NOT OBTAIN VEHICULAR ACCESS FROM THE 20-FOOT WIDE ACCESS EASEMENT ALONG ITS NORTH LOT LINE.
- ROOF AND CRAWL SPACE DRAINS: "ROOF AND CRAWL SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- LOT 1 SHALL HAVE ACCESS FROM THE PROPOSED PRIVATE EASEMENT ONLY, LOT 24 SHALL HAVE ACCESS FROM NE 120TH AVE. ONLY, LOT 26 SHALL HAVE ACCESS FROM 111TH CIRCLE ONLY.
- THE 10' LANDSCAPE BUFFER SHOWN ON PERIMETER LOTS 1, 2, 3, 4, 8, 9 AND 13 THROUGH 23 IS THE RESPONSIBILITY OF THE PROPERTY OWNER. REQUIRED LANDSCAPE BUFFERS SHOWN ON THIS PLAT MUST BE CONTINUOUSLY MAINTAINED IN A HEALTHY MANNER.
- EXISTING SHOP ON LOT 33 TO BE DEMOLISHED.

CURVE ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.81	164.00	13°54'29"	S 08°12'49" W	39.71
C2	81.06	164.00	28°19'05"	S 29°19'36" W	80.23
C3	13.86	164.00	4°30'32"	N 45°54'24" E	13.86
C4	17.85	19.50	52°26'53"	N 18°05'21" W	17.23
C5	6.05	55.50	8°14'33"	S 41°11'31" E	6.04
C6	38.09	35.50	39°19'08"	S 28°24'40" E	37.34
C7	22.84	14.50	90°15'24"	S 43°52'48" E	20.55
C8	54.37	35.00	89°00'30"	S 44°30'15" E	49.07
C9	27.20	35.00	44°32'03"	N 22°21'20" E	26.52
C10	57.90	35.00	94°47'00"	N 87°59'08" W	51.52
C11	12.00	35.00	19°38'47"	S 30°46'14" E	11.94
C12	12.80	35.00	20°56'51"	N 10°28'25" W	12.72
C13	33.84	46.50	41°42'07"	N 19°36'10" W	33.10
C14	18.69	23.50	45°33'41"	N 21°31'57" W	18.23
C15	17.07	24.50	39°55'42"	S 64°16'38" E	16.73
C16	0.87	136.50	0°22'01"	S 01°25'45" W	0.87
C17	18.68	19.50	54°53'56"	S 62°28'55" E	17.98
C18	12.18	14.50	48°07'57"	S 66°00'08" W	11.83
C19	30.51	35.00	48°56'31"	N 66°42'25" E	29.55
C20	65.68	35.00	107°29'01"	S 34°22'43" E	56.45
C21	64.74	35.00	105°58'23"	S 72°20'53" W	55.89
C22	7.93	35.00	12°58'51"	N 48°10'30" W	7.91
C23	16.56	24.50	38°44'12"	N 70°42'01" E	16.25
C24	108.59	140.04	44°25'38"	S 23°28'24" W	105.89
C25	168.71	34.98	276°22'46"	N 00°04'51" E	46.63
C26	164.33	35.00	269°00'30"	N 45°29'45" E	49.92
C27	105.00	136.50	44°04'22"	N 23°38'56" E	102.43
C28	116.34	150.00	44°28'23"	N 13°45'51" E	113.45
C29	29.42	37.00	45°33'41"	S 21°31'57" E	28.65
C30	30.20	33.00	52°25'58"	S 24°58'05" E	29.16

NOTES:

- 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 1, 2, 3 AND 4. TO BE MAINTAINED BY LOTS 1, 2, 3 AND 4. ALSO SANITARY SEWER EASEMENT TO CRWMD
- 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 8, 9 AND 10. TO BE MAINTAINED BY LOTS 8, 9 AND 10. ALSO SANITARY SEWER EASEMENT TO CRWMD, ALSO PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 13, 14, 15 AND 16. TO BE MAINTAINED BY LOTS 13, 14, 15 AND 16. ALSO SANITARY SEWER EASEMENT TO CRWMD, ALSO PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 17, 18, 19 AND 20. TO BE MAINTAINED BY LOTS 17, 18, 19 AND 20. ALSO SANITARY SEWER EASEMENT TO CRWMD, ALSO PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOT 21. TO BE MAINTAINED BY LOT 21.
- 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOT 27. TO BE MAINTAINED BY LOT 27.
- 5'X5' (TYPICAL, UNLESS NOTED OTHERWISE) WATER EASEMENT TO CLARK PUBLIC UTILITIES
- PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- TRACT "A" SHALL INCLUDE A PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- TRACT "B" SHALL INCLUDE A PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES

A FIELD TRAVERSE WAS PERFORMED USING A ONE 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 9-15-2017.



LOT	RW TO CURB SCREW
1/5	9.25'
5/6	9.23'
5/7	9.10'
7/11	9.75'
11/12	12.98'
12/32	6.84'
27/28	8.37'
28/30	9.63'
30/31 SW	6.10'
30/31 SE	9.30'
29/30	9.37'
29/26	9.29'
25/26	5.15'
25/33	5.14'
33/22	5.29'
22/24	6.99'
23/24	9.29'
27/32	5.26'

DEED REFERENCES:

GRANTOR: MELVIN D. SUTHERLAND
GRANTEE: COLUMBIA VIEW GROUP, LLC
AF NO: 5431921
DATE: 08-11-17

GRANTOR: GEORGLY, ALESKEY AND IVAN CHERNUKHIN
GRANTEE: COLUMBIA VIEW GROUP, LLC
AF NO: 5447434
DATE: 09-29-17

GRANTOR: COLUMBIA VIEW GROUP, LLC
GRANTEE: COLUMBIA VIEW GROUP, LLC
AF NO: 5504256
DATE: 4-16-2018

SURVEY REFERENCES:

- MINISTER SHORT PLAT BOOK 2, PAGE 46
- J. H. WILSON TRACTS, BOOK "T", PAGE 25
- "FALCON PRAIRIE ONE", BOOK "J", PAGE 107
- OLSON SHORT PLAT, BOOK 1, PAGE 632
- "CLEAR SKIES ESTATES 1", BOOK 311, PAGE 785
- "CLEAR SKIES ESTATES 3", BOOK 311, PAGE 835
- "LEXIES ALYSSUM MEADOWS", BOOK 311, PAGE 825



LEGEND

- INDICATES FOUND 1/2" REBAR ROD WITH "MINISTER" CAP PER SURVEY REFERENCE NO. 1 UNLESS NOTED OTHERWISE
- ⊗ INDICATES FOUND 1/2" REBAR WITH "FEEDER" CAP PER SURVEY REFERENCE NO. 5 UNLESS NOTED OTHERWISE
- ⊗ INDICATES FOUND 1/2" REBAR WITH "FEEDER" CAP PER SURVEY REFERENCE NO. 6 UNLESS NOTED OTHERWISE
- ⊗ INDICATES 1/2" x 24" REBAR WITH (FEEDER 41032) CAP SET
- ⊗ 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.
- S.D.E. INDICATES SIGHT DISTANCE EASEMENT
- APN INDICATES ASSESSORS PARCEL NUMBER
- ⊗ INDICATES DECOMMISSIONED SEPTIC
- INDICATES RIGHT-OF-WAY
- - - INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- - - INDICATES EASEMENT

DATE: 4-15-18
SCALE: 1"=40'
JOB NO.: 17-080
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SHEET 1 OF 2

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

SUTHERLAND SUBDIVISION
LOCATED
IN LOT 3 AND 4 OF SP 2-46,
IN THE SE 1/4 OF THE NW 1/4
OF SECTION 34
T. 3 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE
CLARK COUNTY AUDITOR
ATTESTED BY: (COUNTY AUDITOR)
FILED FOR RECORD THIS DAY OF 2018.
AUDITORS FILE NO. BOOK OF PLATS, PAGE

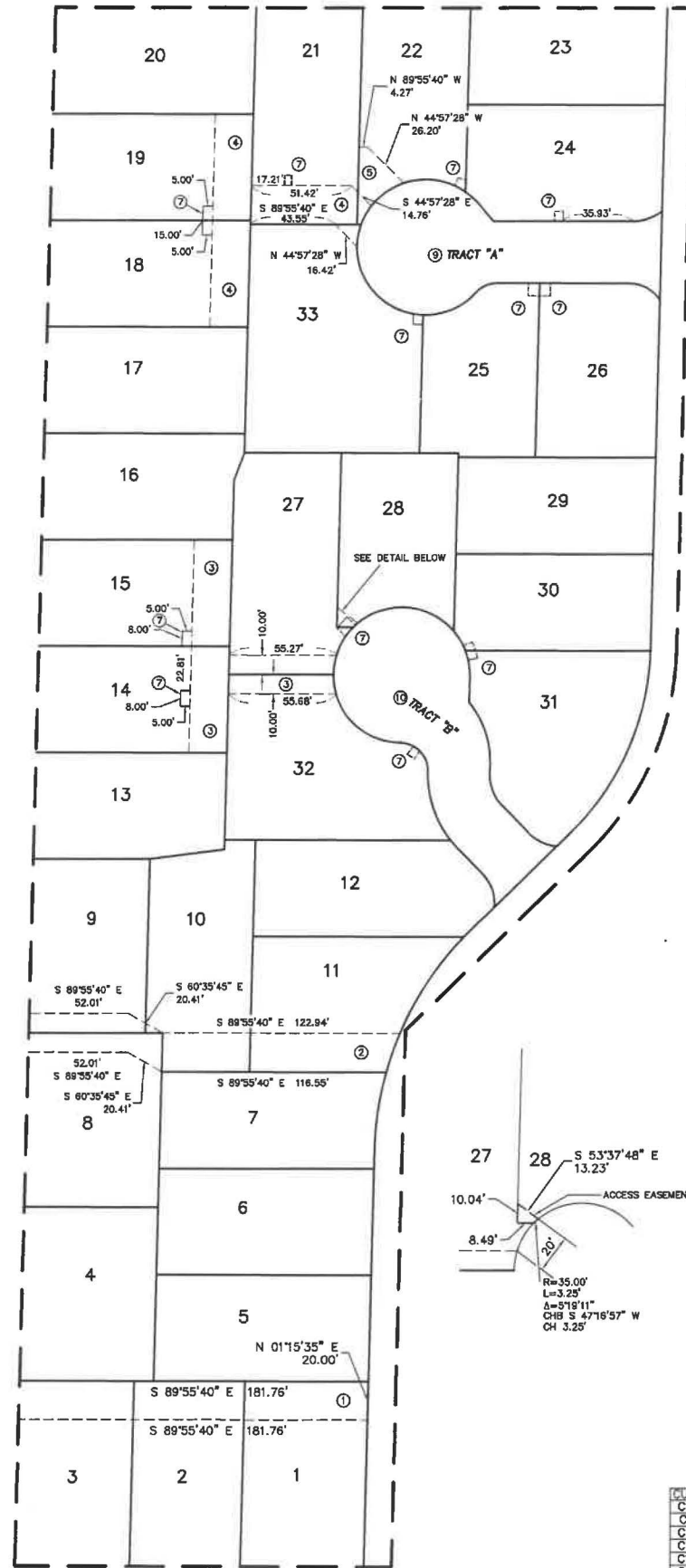
CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS SUTHERLAND SUBDIVISION PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
COUNTY ASSESSOR DATE

CLARK COUNTY MANAGER
APPROVED AND ACCEPTED BY THE COUNTY MANAGER
CLARK COUNTY, WASHINGTON, THIS DAY OF 2018.
CLARK COUNTY MANAGER

CLARK COUNTY ENGINEER:
APPROVED BY: 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 DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE

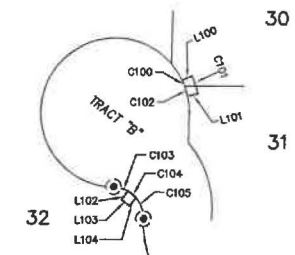
PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174



PRIVATE ACCESS AND UTILITY EASEMENTS AND
SANITARY EASEMENTS TO CRWWD AND WATER
EASEMENTS TO CLARK PUBLIC UTILITIES

NOTES:

- ① 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 1, 2, 3 AND 4. TO BE MAINTAINED BY LOTS 1, 2, 3 AND 4. ALSO SANITARY SEWER EASEMENT TO CRWWD
- ② 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 8, 9 AND 10. TO BE MAINTAINED BY LOTS 8, 9 AND 10. ALSO SANITARY SEWER EASEMENT TO CRWWD, ALSO PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- ③ 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 13, 14, 15 AND 16. TO BE MAINTAINED BY LOTS 13, 14, 15 AND 16. ALSO SANITARY SEWER EASEMENT TO CRWWD, ALSO PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- ④ 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOTS 17, 18, 19 AND 20. TO BE MAINTAINED BY LOTS 17, 18, 19 AND 20. ALSO SANITARY SEWER EASEMENT TO CRWWD, ALSO PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- ⑤ 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR LOT 21. TO BE MAINTAINED BY LOT 21.
- ⑥ PRIVATE ACCESS AND UTILITY EASEMENT FOR LOT 27. TO BE MAINTAINED BY LOT 27.
- ⑦ 5'x5' (TYPICAL, UNLESS NOTED OTHERWISE) WATER EASEMENT TO CLARK PUBLIC UTILITIES
- ⑧ PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- ⑨ TRACT "A" SHALL INCLUDE A PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES
- ⑩ TRACT "B" SHALL INCLUDE A PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES



LINE	BEARING	DISTANCE
L100	N 67°47'20" E	5.01
L101	S 77°15'38" W	5.00
L102	S 36°27'48" E	5.21
L103	N 53°32'12" W	5.00
L104	S 36°27'48" W	5.00

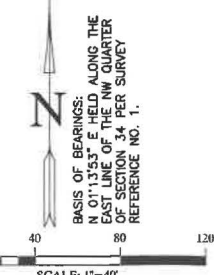
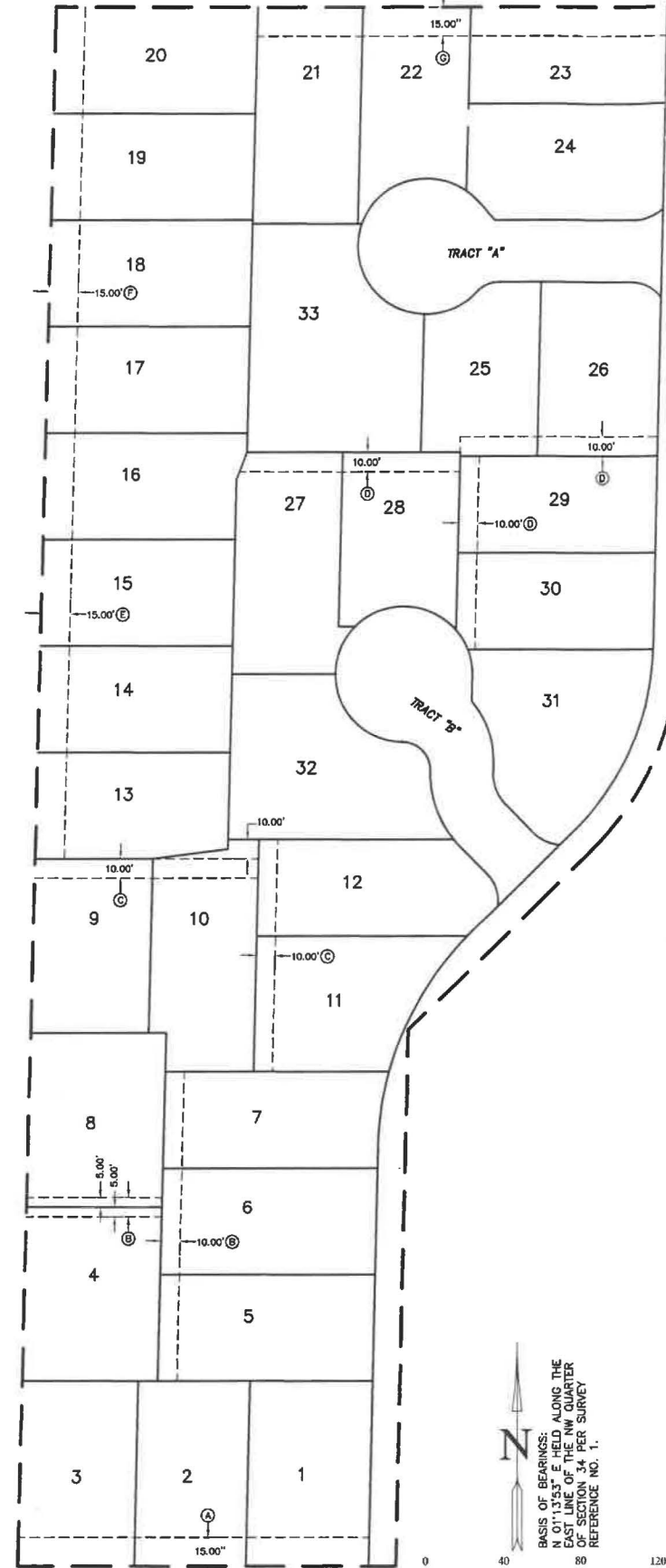
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	2.98	35.00	4°51'09"	N 23°22'28" W	2.98
C101	8.80	40.00	12°36'42"	N 19°02'43" W	8.79
C102	5.01	35.00	8°12'29"	S 16°50'36" E	5.01
C103	7.06	14.50	27°53'27"	S 75°03'46" E	6.99
C104	5.03	14.50	19°52'24"	N 51°10'51" W	5.00
C105	10.75	14.50	42°29'32"	N 19°59'52" W	10.51

SUTHERLAND SUBDIVISION
LOCATED
IN LOT 3 AND 4 OF SP 2-46,
IN THE SE 1/4 OF THE NW 1/4
OF SECTION 34
T. 3 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON

PRIVATE SHARED ROOF STORMWATER/INFILTRATION
EASEMENTS

NOTES:

- Ⓐ 15' WIDE SHARED PRIVATE STORMWATER EASEMENT TO LOTS 1, 2 AND 3.
- Ⓑ 10' WIDE SHARED PRIVATE STORMWATER EASEMENT TO LOTS 4, 5, 6, 7 AND 8.
- Ⓒ 10' WIDE SHARED PRIVATE STORMWATER EASEMENT TO LOTS 9, 10, 11 AND 12.
- Ⓓ 10' WIDE SHARED PRIVATE STORMWATER EASEMENT TO LOTS 25 THRU 30.
- Ⓔ 15' WIDE SHARED PRIVATE STORMWATER EASEMENT TO LOTS 13, 14, 15 AND 16.
- Ⓕ 15' WIDE SHARED PRIVATE STORMWATER EASEMENT TO LOTS 17, 18, 19 AND 20.
- Ⓖ 15' WIDE SHARED PRIVATE STORMWATER EASEMENT TO LOTS 21, 22, AND 23.



DATE: 4-16-18
SCALE: 1"=40'
JOB NO.: 17-080
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SHEET 2 OF 2

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

