

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Pacific Lifestyle Homes

DATE: July 31, 2018

REQUESTED ACTION: Acceptance of Plat Recording – 222nd Avenue Cluster Subdivision
FLD2018-00016

_____ Consent _____ Hearing _____ X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for 222nd Avenue Cluster Subdivision/
PLD2017-00048/ FLD2018-00016

Project review: The application vested on August 17, 2017. A pre-application conference waiver was approved July 31, 2017. Preliminary approval was issued on November 16, 2017. Final engineering approval was granted February 22, 2018.

Zoning: R-5 Zone Using Cluster Development Regulations per CCC 40.210.020(D); **Lot Size:** The R-5 cluster zone has a minimum lot area of 1 acres for cluster lots and the remainder must be 65 percent of the total site area. **Actual Lot Size:** Parcels range in size from 1.80 acres to 18.35 acres.

☐ All cluster lots in this plat are above the minimum of one acre, and the 18.35 acre remainder lot is at least 65 percent of the total site area.


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 500 feet of the site on September 11, 2017. Notice of the application and hearing were posted on the site by the applicant on October 5, 2017.

DISTRIBUTION:

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


Jan Bazala
Planner
Community Development


Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

NOTES:

A. UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS, THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS, AND THE SIX (6) FEET ADJACENT TO THE OUTSIDE EDGE OF THE ACCESS AND UTILITY EASEMENT 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.

B. DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 12 FEET OF CLEAR, UNOBSTRUCTED DRIVING SURFACE. DRIVEWAYS LONGER THAN 300 FEET SHALL BE CONSTRUCTED WITH AN APPROVED TURNAROUND AT THE TERMINUS. THERE SHALL ALSO BE APPROVED TURNOUTS CONSTRUCTED SUCH THAT THE MAXIMUM DISTANCE FROM TURNOUT TO TURNOUT OR FROM TURNOUT TO TURNAROUNDS DOES NOT EXCEED 500 FEET.

C. SIGHT DISTANCE: ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.

D. ON-SITE DRAINAGE SYSTEM: STORMWATER FACILITIES FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED FINAL ENGINEERING AS-BUILT PLANS, IF APPLICABLE, OR THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THERE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

E. PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: LOTS 1, 2, 3, 4 AND 6.

F. ARCHAEOLOGICAL: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORICAL 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.

G. RURAL CLUSTER DEVELOPMENT: THE REMAINDER LOT IN THIS RURAL CLUSTER SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED UNTIL THE PROPERTY IS REZONED AND BROUGHT INTO AN URBAN GROWTH AREA (UGA).

H. THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE REQUIRED TO MEET RCW 90.44.050, THE WASHINGTON STATE WATER RIGHTS EXEMPTION REQUIREMENT. UNLESS WATER RIGHTS ARE OBTAINED, THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE THOUSAND GALLONS PER DAY. THE WATERING OF LAWNS OR OF NONCOMMERCIAL GARDENS IS LIMITED TO A TOTAL NOT TO EXCEED ONE-HALF ACRE.

I. HOMES EXCEEDING 3,600 SQUARE FEET WILL REQUIRE ADDITIONAL FIRE PROTECTION FEATURES UP TO AND INCLUDING A RESIDENTIAL FIRE SPRINKLER SYSTEM WHEN ADEQUATE PUBLIC WATER AND A HYDRANT(S) ARE NOT WITHIN REQUIRED DISTANCES.

J. AGRICULTURAL BUILDINGS MUST BE SETBACK FIFTY (50) FEET TO ALL PROPERTY LINES.

K. NO ENTRYWAY TREATMENTS, MONUMENT OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSTRUED TO PROHIBIT LANDSCAPING.

L. SIGHT-OBSCURING FENCES OF ANY HEIGHT ARE NOT PERMITTED WITHIN FIFTY (50) FEET OF THE PUBLIC RIGHT-OF-WAY, NOT ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGHT-OBSCURING FENCES ARE AT LEAST FIFTY PERCENT (50%) OPAQUE.

M. IMPACT FEES: IN ACCORDANCE WITH CCC 40.610, IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: EVERGREEN SCHOOL DISTRICT (SD), AND THE RURAL SUB-AREA (TIF) AS FOUND IN CCC 40.610.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

N. WETLAND DEVELOPMENT ENVELOPES: NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THIS PLAT UNLESS THE ACTIVITIES ARE EXEMPT FROM OR APPROVED UNDER THE PROVISIONS OF THE CLARK COUNTY WETLAND PROTECTION ORDINANCE (CCC 40.450).

O. WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, THE SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE INCREASED TO THIRTY (30) FEET. A CLASS "A" OR BETTER RATED ROOF AND NONCOMBUSTIBLE SIDING SHALL BE REQUIRED.

P. THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT.

Q. THERE ARE WETLANDS PRESENT ON LOT 6. ALL PROPOSED DEVELOPMENT SHALL OCCUR WITHIN THE PROPOSED DEVELOPMENT ENVELOPE. ANY DEVELOPMENT OUTSIDE OF THE ENVELOPE WILL REQUIRE A WETLAND PERMIT.

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 3.32-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON APRIL 04, 2018.

DRAWING FILE: 250511.DWG DRAWN BY: MC PROJECT WORK MW

222ND AVENUE CLUSTER SUBDIVISION IN THE NE 1/4 OF THE SW 1/4 OF SECTION 4 T. 2 N., R. 3 E., W.M. CLARK COUNTY, WASHINGTON JOB NO.: 2509 DRAWING DATE: 04-05-18 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS 222ND AVENUE CLUSTER SUBDIVISION.
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:

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

CLARK COUNTY MANAGER _____

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 DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR _____ DATE _____
PLS # 42700

CLARK COUNTY HEALTH DEPARTMENT:

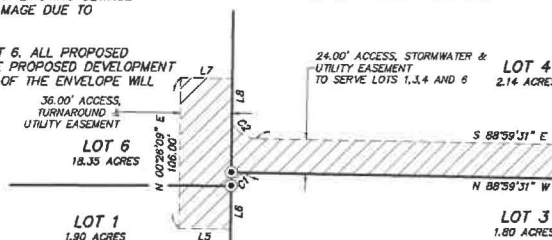
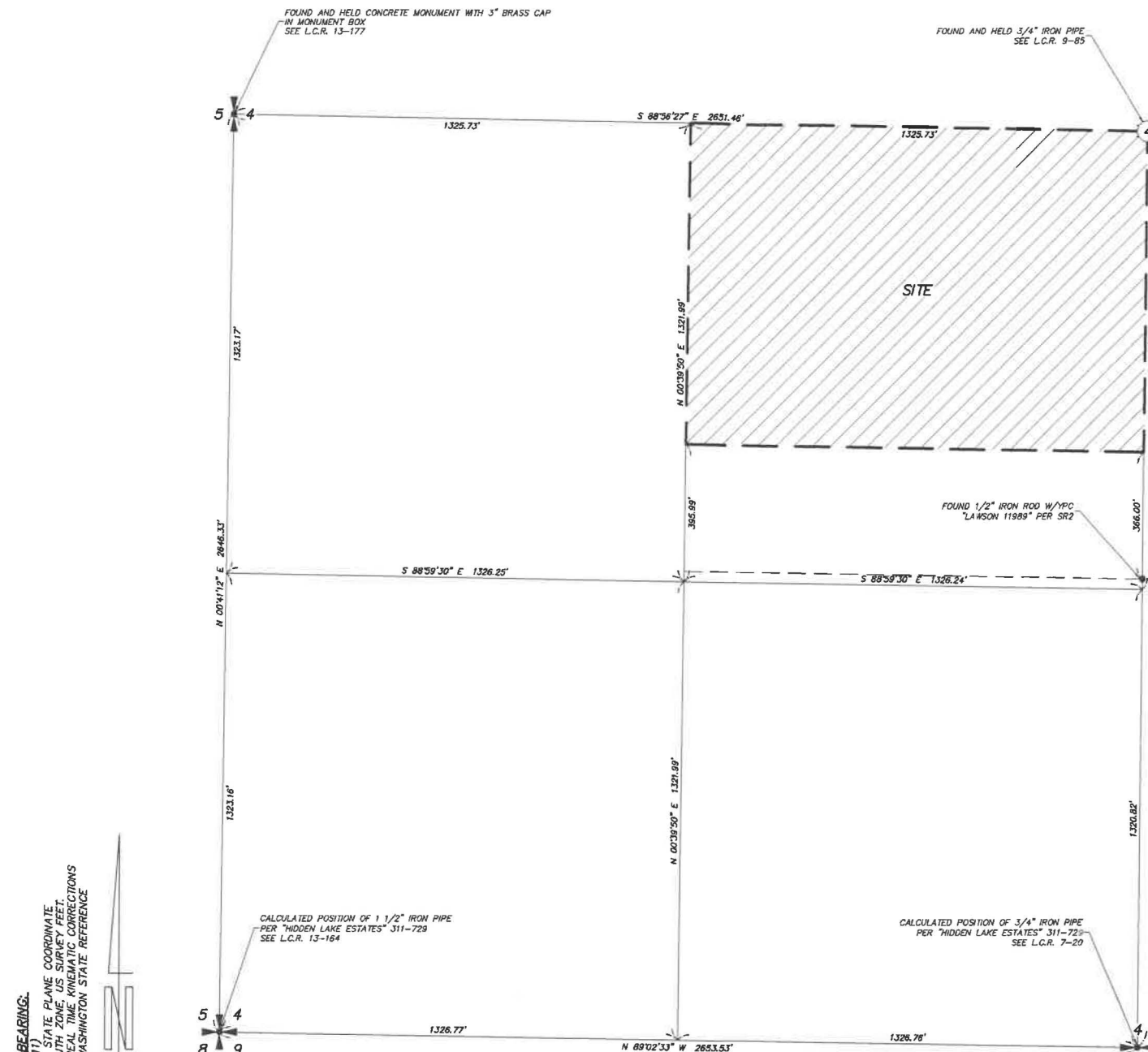
LOTS 1 THRU 6 ARE APPROVED. AN APPROVED SHARED PUBLIC WATER SYSTEMS AND SEPTIC SYSTEM ARE REQUIRED. SEE NOTE H.

COUNTY HEALTH OFFICER _____

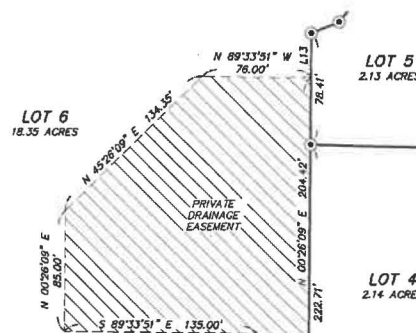
AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
IN BOOK _____ OF PLATS, AT PAGE _____ AT THE
REQUEST OF _____ PACIFIC LIFESTYLE HOMES
AUDITOR'S FILE NUMBER _____

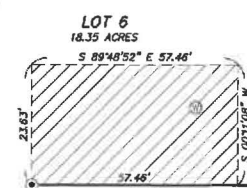
CLARK COUNTY AUDITOR _____



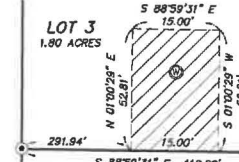
DETAIL "A"
N.T.S.



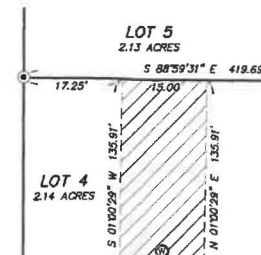
DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.



DETAIL "E"
N.T.S.

SURVEY REFERENCES:

1. HIDDEN LAKE ESTATES BOOK 311, PAGE 729
2. LAWSON SURVEY BOOK 50, PAGE 172
3. OLSON SURVEY BOOK 51, PAGE 161
4. LAWSON SURVEY BOOK 18, PAGE 123

2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519

PLS ENGINEERING

**222ND AVENUE
CLUSTER SUBDIVISION**
IN THE NE 1/4 OF THE SW 1/4
OF SECTION 4
T. 2 N., R. 3 E., W.M.
CLARK COUNTY, WASHINGTON
JOB NO.: 2509
DRAWING DATE: 04-05-18
SHEET 2 OF 2

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED (TIED NOVEMBER, 2017)
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP "PLS 42700" SET
- SR INDICATES SURVEY REFERENCE
- L.C.R. INDICATES LAND CORNER RECORD
- R.O.S. INDICATES RECORD OF SURVEY
- YPC INDICATES YELLOW PLASTIC CAP
- PT INDICATES PERC TEST PIT
- ⊙ INDICATES WELL
- ⊙ INDICATES ABANDONED SEPTIC

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°33'21" E	20.91'
L2	N 38°15'21" E	39.62'
L3	N 24°29'23" E	32.43'
L4	N 01°03'33" E	38.78'
L5	N 89°33'51" W	35.00'
L6	S 00°26'09" W	24.80'
L7	S 89°33'51" E	35.00'
L8	S 00°26'09" W	23.20'
L9	S 00°38'28" W	26.71'
L10	S 88°59'31" E	20.00'
L11	S 00°26'09" W	24.42'
L12	S 89°33'51" E	36.00'
L13	N 00°26'09" E	30.66'
L14	N 00°38'28" E	2.71'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	17.00'	62°29'59"	18.54'	S 31°41'08" W	17.84'
C2	17.00'	89°25'40"	28.53'	S 44°16'41" E	23.92'
C3	18.00'	30°38'08"	10.27'	S 75°31'25" W	10.15'

BASIS OF BEARING:
MAD 83 (2017)
WASHINGTON STATE PLANE COORDINATE
SYSTEM, NAD 83, UTM ZONE 18N
BASED ON REAL TIME KINEMATIC CORRECTIONS
FROM THE WASHINGTON STATE REFERENCE
NETWORK.



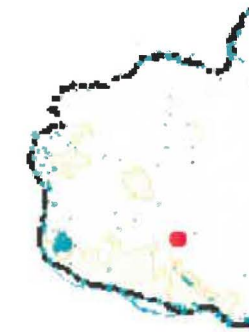
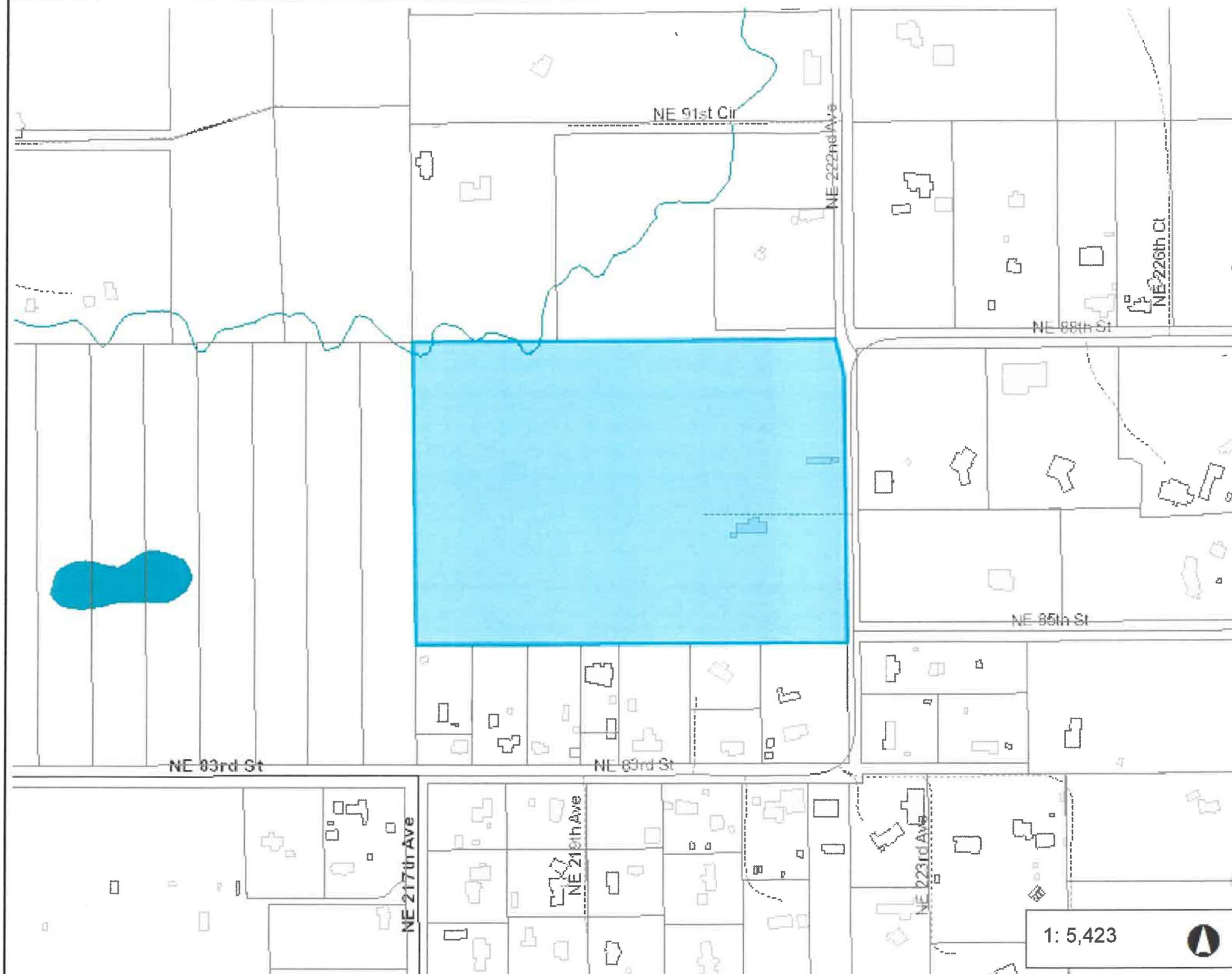
SCALE 1 INCH = 60 FEET

2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519

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222ND AVENUE CLUSTER SUBDIVISION



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

903.8 0 451.89 903.8 Feet

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

1: 5,423



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