

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Holt Opportunity Fund (Parallel 1)

DATE: July 23, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Frasier Downs Phase 2
FLD2017-00064

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Frasier Downs Phase 2
PLD2007-00036 FLD2017-00064

Project review: The original application vested on May 24, 2007. A pre-application conference was held May 11, 2006. Preliminary approval was issued on August 21, 2007. Three Type I post decision reviews were granted in 2008, 2015, and 2017. A Type II post decision approval finalizing the lot count at 73 was approved on November 23, 2016. Final engineering approval was granted October 11, 2017.

Zoning: R1-5 Zoning District; **Lot Size:** The R1-5 zone has a minimum average lot area of 5,000 square feet and a maximum average lot area of 7,000 square feet. **Actual Lot Size:** This phase of the Frasier Downs development proposes an average lot area of 5,654 square feet.


☒ All lots in this plat are above the average 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 June 18, 2007. Notice of the application and hearing were posted on the site by the applicant on July 23, 2007. Neighbors were provided additional notice on September 20, 2016 for the subsequent Type II application.

DISTRIBUTION:

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


Amy Wooten
Planner II
Community Development


Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

DATE: 8-8-18

DATE: _____

SR# _____

(APPROVED AS FRASER DOWNS SUBDIVISION UNDER PLD2007-00036 DATED AUGUST 21, 2007)

A 4x4 grid is shown. The top-left 2x2 subgrid contains 'X' marks in the top-left, top-right, and bottom-left cells. The bottom-right cell of this 2x2 subgrid contains a circled '33'. The bottom-right cell of the entire 4x4 grid is shaded gray.

1. 3 N., R. 2 E., W.M.
1. 2 N., R. 2 E., W.M.

APPROVED BY _____
COUNTY PLANNING DIRECTOR DATE _____

APPROVED BY _____
CLARK COUNTY ENGINEER DATE _____

LOTS 1-24, 73 ARE APPROVED. AN APPROVED PUBLIC WATER
SUPPLY AND SANITARY SEWER ARE REQUIRED.

COUNTY HEALTH OFFICER _____ DATE _____

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO.
58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

FRASIER DOWNS - PHASE 2

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF
CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS,
COUNTY OF CLARK, STATE OF WASHINGTON,

THIS _____ DAY OF _____ 2018.

CHAIR OF THE BOARD

ATTEST: _____
CLERK TO THE BOARD

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

PATRICK J. SCOTT
PROFESSIONAL LAND SURVEYOR NO. 46624

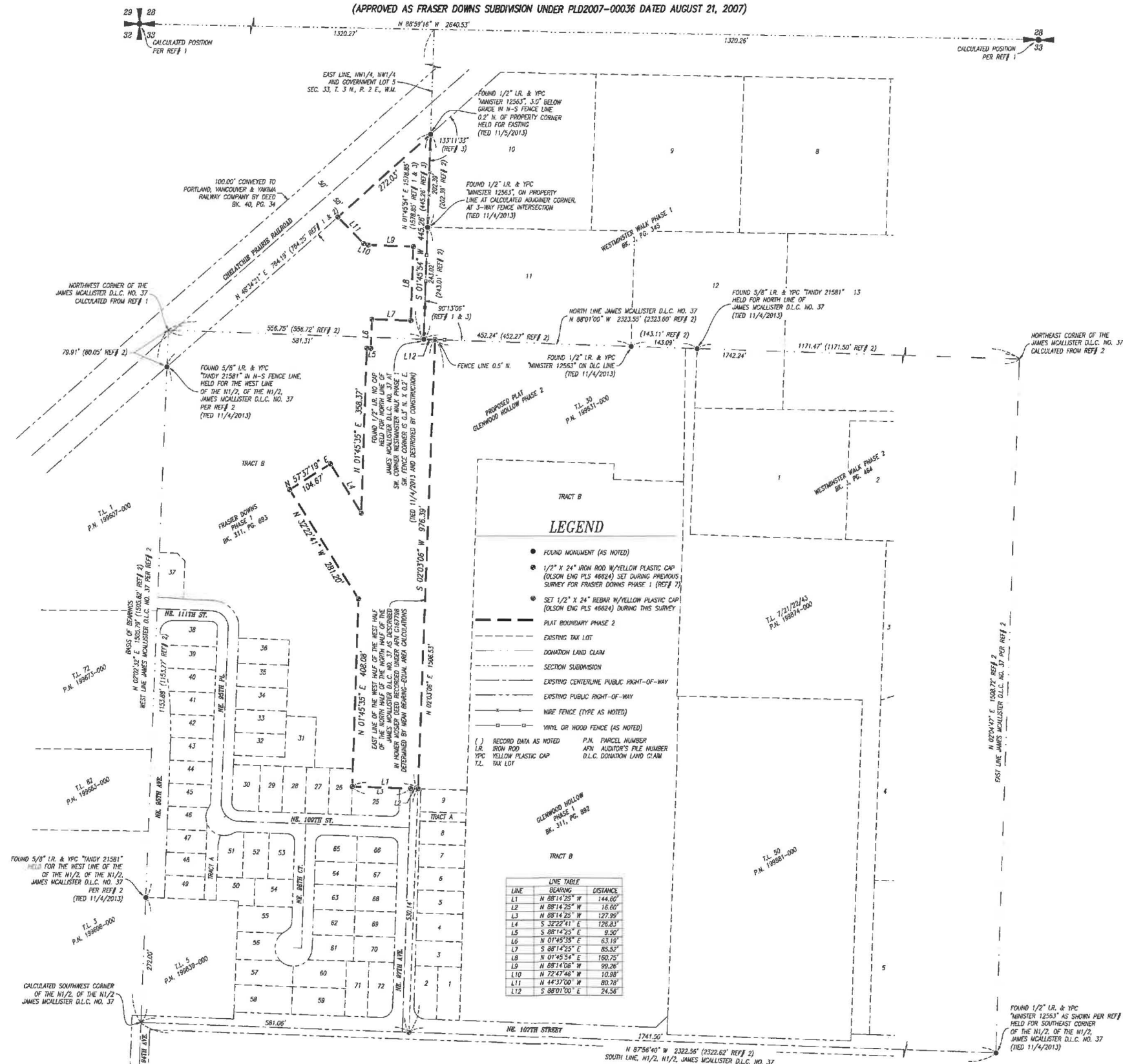
DATE _____



ATTESTED BY _____ COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2018.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, PAGE _____



1. SETBACKS APPLICABLE TO THIS DEVELOPMENT ARE AS FOLLOWS:

- FRONT TO DRILLING UNIT: 10 FEET
 - FRONT TO GWAHS: 10 FEET
 - STREET SIDE: 10 FEET
 - INTERIOR SIDE: 5 FEET
 - REAR: 10 FEET
2. MAXIMUM LOT COVERAGE BY BUILDINGS CONSTRUCTED ON INDIVIDUAL LOTS WITHIN THIS SUBDIVISION IS FIFTY PERCENT (50%).
 3. 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 IN 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.
 4. MOBILE HOMES ARE PROHIBITED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CLARK COUNTY CODE CHAPTER 40.260.130.
 5. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
 6. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CLARK COUNTY CODE CHAPTER 40.350.
 7. THE PAVED AREA LOCATED WITHIN "TRACT Y" IS MADE OF PERMEABLE PAVEMENT WHICH ACTS AS A STORM WATER MANAGEMENT FACILITY. DIRT, SAND, BARK DUST, DEBRIS AND OTHER SEDIMENTS CAN CONTAMINATE AND IMPAIR THE PERVIOUS PAVEMENT PROTECTION OF THE PERVIOUS PAVEMENT FROM LEAKS AND SEDIMENT WHICH TO THE LONG-TERM PERFORMANCE OF THE STORM WATER MANAGEMENT FACILITY.
 8. SEE THE PLAT OF FRASER DOWNS PHASE I RECORDED IN BOOK 3111 OF PLATS AT PAGE 883 FOR WETLANDS AND WETLAND BOWNS OCCURRING OFFSITE IN TRACT B THEREOF.


1. THIS SITE IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF THAT DEVELOPMENT AGREEMENT FOR REMOVAL OF URBAN HOLDING DESIGNATION BY AND BETWEEN CLARK COUNTY AND DEVELOPERS RECORDED UNDER AFN 4379912, RECORDS OF CLARK COUNTY, WASHINGTON, DATED SEPTEMBER 28, 2007.

1. RECORD OF SURVEY FOR TOM CHRISTOPHER BY MINSTER AND GLAESER SURVEYING, INC. RECORDED IN BK. 40 OF SURVEYS, AT PG. 41, RECORDS OF CLARK COUNTY, WASHINGTON, AUGUST 8, 1996.
(YIELD FOR SECTION SUBDIVISION)
2. RECORD OF SURVEY FOR THE PORTER GROUP, LLC. BY HAZENDOORN, INC. RECORDED IN BK. 56 OF SURVEYS, AT PG. 106, RECORDS OF CLARK COUNTY, WASHINGTON, AUGUST 29, 2006.
3. PLAT OF WESTMINSTER WALK PHASE 1 BY MINSTER AND GLAESER SURVEYING, INC. RECORDED IN BK. 1 OF PLATS, AT PG. 345, RECORDS OF CLARK COUNTY, WASHINGTON, NOVEMBER 7, 1996.
4. PLAT OF WESTMINSTER WALK PHASE 2 BY MINSTER AND GLAESER SURVEYING, INC. RECORDED IN BK. 1 OF PLATS, AT PG. 464, RECORDS OF CLARK COUNTY, WASHINGTON, NOVEMBER 7, 1997.
5. PLAT OF PRADIR DRIVE BY MINSTER AND GLAESER SURVEYING, INC. RECORDED IN BK. 310 OF PLATS, AT PG. 733, RECORDS OF CLARK COUNTY, WASHINGTON, DECEMBER 13, 1998.
6. PLAT OF GLENWOOD HOLLOW PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BK. 311 OF PLATS, AT PG. 892, RECORDS OF CLARK COUNTY, WASHINGTON, JUNE 29, 2017.
7. PLAT OF FRASIER DOWNING PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BK. 311 OF PLATS, AT PG. 893, RECORDS OF CLARK COUNTY, WASHINGTON, JUNE 29, 2017.

GRANTOR: MARK ENTERPRISES, LLC
GRANTEE: HOLT OPPORTUNITY FUND (PARALLEL 1), 2013, L.P.
A.F. #: 5227283
DATE: OCTOBER 28, 2015

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE 56 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

1"=120'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 120, 240, and 360, representing feet.

BASIS OF BEARINGS

N 02°02'32" E BETWEEN THE MONUMENTS FOUND IN PLACE
ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTH
HALF OF THE JAMES MCALUSTER D.L.C. NO. 37 AS SHOWN
PER RECORD OF SURVEY BY HAGEDORN, INC. RECORDED IN
BK. 56, PG. 106, RECORDS OF CLARK COUNTY, WASHINGTON

PG. 1 OF 3 JOB# 9040.01.01

FILE: J:\DATA\9000\9000\9040\9040\SURVEY\PLAT\9040.S.FPLAT-PHS2-PG1.DWG

OLSON LAND SURVEYORS
ENGINEERS 1-360-895-1385
1-503-289-9936
ENGINEERING INC. 222 E. EVERGREEN BLVD. VANCOUVER, WA 98680

(APPROVED AS FRASER DOWNS SUBDIVISION UNDER PLD2007-00036 DATED AUGUST 21, 2007)

TRACT NOTES

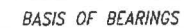
1. TRACT "C" IS HEREBY CONVEYED TO CLARK COUNTY WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF STORM WATER MANAGEMENT. CLARK COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE STORM WATER FACILITIES.
2. TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNERS'S ASSOCIATION (HOA) FOR THE PURPOSE OF INGRESS, EGRESS, UTILITIES, AND STORM WATER MANAGEMENT. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE SHARED DRAINAGE/STORM WATER FACILITY. HOMEOWNERS, THE OWNERS OF LOTS 11, 12, AND 13 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE. TRACT "D" IS DESIGNATED AS A STORM WATER MANAGEMENT FACILITY. (SEE NOTE 1, PAGE 1)
3. TRACT "E" IS HEREBY CONVEYED TO CLARK COUNTY WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF STORM WATER MANAGEMENT. CLARK COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE STORM WATER FACILITIES.
4. TRACT "F" IS HEREBY CONVEYED TO THE HOMEOWNERS'S ASSOCIATION (HOA) FOR THE PURPOSE OF INGRESS, EGRESS, AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE SHARED DRAINAGE/STORM WATER FACILITY. HOMEOWNERS, THE OWNERS OF LOTS 1, 2, 3, AND 4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE.

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT "D" AND TRACT "T" AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, AND THE EXTERIOR 6.00 FEET OF LOTS 11, 12, AND 13 LYING PARALLEL WITH AND ADJACENT TO TRACT "D", AND THE EXTERIOR 3.00 FEET OF LOT 10 LYING PARALLEL WITH AND ADJACENT TO TRACT "D", AND THE EXTERIOR 6.00 FEET OF LOTS 1, 2, 3, 4, AND 7-13 LYING PARALLEL WITH AND ADJACENT TO TRACT "T" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING AND MAINTAINING UNDERGROUND OR OVERHEAD TELEPHONE, TELEVISION, CABLE, POWER, GAS, WATER, SEWER, OR OTHER PUBLIC UTILITIES. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

1. A VARIABLE WIDTH PUBLIC STORM WATER EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 19 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO CLARK COUNTY FOR THE PURPOSE OF STORM WATER CONVEYANCE AND ACCESS, INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE PUBLIC STORM WATER SYSTEM.
2. A 15.00' PUBLIC STORM WATER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 23 AND 24, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO CLARK COUNTY FOR THE PURPOSE OF STORM WATER CONVEYANCE AND ACCESS, INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE PUBLIC STORM WATER SYSTEM.
3. A PUBLIC ACCESS AND INSPECTION EASEMENT OVER ALL OF TRACT "D" IS HEREBY RESERVED FOR AND GRANTED TO CLARK COUNTY FOR INSPECTION OF THE PRIVATE PAVEMENT STORM WATER MANAGEMENT FACILITY LOCATED WITHIN THE EASEMENT AREA (SEE NOTE #7, PAGE 1).
4. A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "D", TRACT "Y", AND A PORTION OF LOT 11, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO CLARK REGIONAL WASTEWATER DISTRICT FOR THE PURPOSE OF ACCESS, INSPECTION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE PUBLIC SANITARY SEWER SYSTEM.
5. A PUBLIC WATER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "D" AND TRACT "Y" IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF VANCOUVER. (SEE CITY OF VANCOUVER WATER EASEMENT NOTE)
6. A 10.00' PRIVATE STORM WATER EASEMENT OVER PORTIONS OF LOTS 14 THROUGH 17, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE STORM WATER IMPROVEMENTS.

THE EASEMENTS SHOWN AND CALLED "RELATION TO CITY OF VANCOUVER WATER UTILITIES" (SEE EASEMENT PROVISION NO. 5 ON THIS PAGE) ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE EASEMENT AREA FOR SUCH PURPOSES. THE GRANTORS', ITS EXECUTIVES, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST ARED AND CONVEYANT TO OBTAIN WRITEN PERMISSION FROM THE CITY OF VANCOUVER PRIOR TO THE ENTRY OF ANY CONTRACTS, OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREON.



N 02°02'32" E BETWEEN THE MONUMENTS FOUND IN PLACE
ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTH
HALF OF THE JAMES MCALLISTER D.L.C. NO. 37 AS SHOWN
PER RECORD OF SURVEY BY HAGEDORN, INC. RECORDED IN
BK. 56, PG. 105, RECORDS OF CLARK COUNTY, WASHINGTON



05/22/2018

PG. 2 OF 3 JOB# 9040.01.01
COPYRIGHT 2018, OLSON ENGINEERING, INC.
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OLSON LAND SURVEYORS
ENGINEERS 1-360-695-1385
ENGINEERING INC. 222 E. EVERGREEN BLVD. VANCOUVER, WA 98660
1-503-289-9936

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 32°22'41" W	4.85
L14	N 88°01'00" W	20.02
L15	N 88°14'25" W	8.99

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1/2" x 24" IRON ROD W/YELLOW PLASTIC CAP (OLSON ENG PLS 46824) SET DURING PREVIOUS SURVEY FRASIER DOWNS PHASE 1 (SEE #77)
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46824) DURING THIS SURVEY
- SET 1/2" x 24" REBAR W/YELLOW PLASTIC CAP (OLSON ENG PLS 46824) DURING THIS SURVEY
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46824) IN CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE OF 8.75' FROM THE LOT CORNER DURING THIS SURVEY
- PLAT BOUNDARY PHASE 2
- DONATION LAND CLAIM
- PUBLIC LAND SURVEY SECTION SUBDIVISION
- LOT LINE
- EASEMENT LINE (AS NOTED)
- EXISTING PUBLIC RIGHT-OF-WAY (UNLESS OTHERWISE NOTED)
- CENTERLINE PUBLIC RIGHT-OF-WAY (UNLESS OTHERWISE NOTED)
- EXISTING TAX LOT
- EXISTING WETLAND (SEE FRASIER DOWNS PHASE 1 BK.311, PG.28)
- S.W.R. STORM WATER EASEMENT (PRIMATE)
- S.W.R.E. PUBLIC STORM WATER EASEMENT
- S.P.S.E. PUBLIC SANITARY SEWER EASEMENT
- T.L. TAX LOT
- P.N. TAX PARCEL ACCOUNT NUMBER
- D.C. DONATION LAND CLAIM
- ① REFERENCE EASEMENT PROVISION NUMBER (SEE PAGE 2)

FRASIER DOWNS PHASE 2

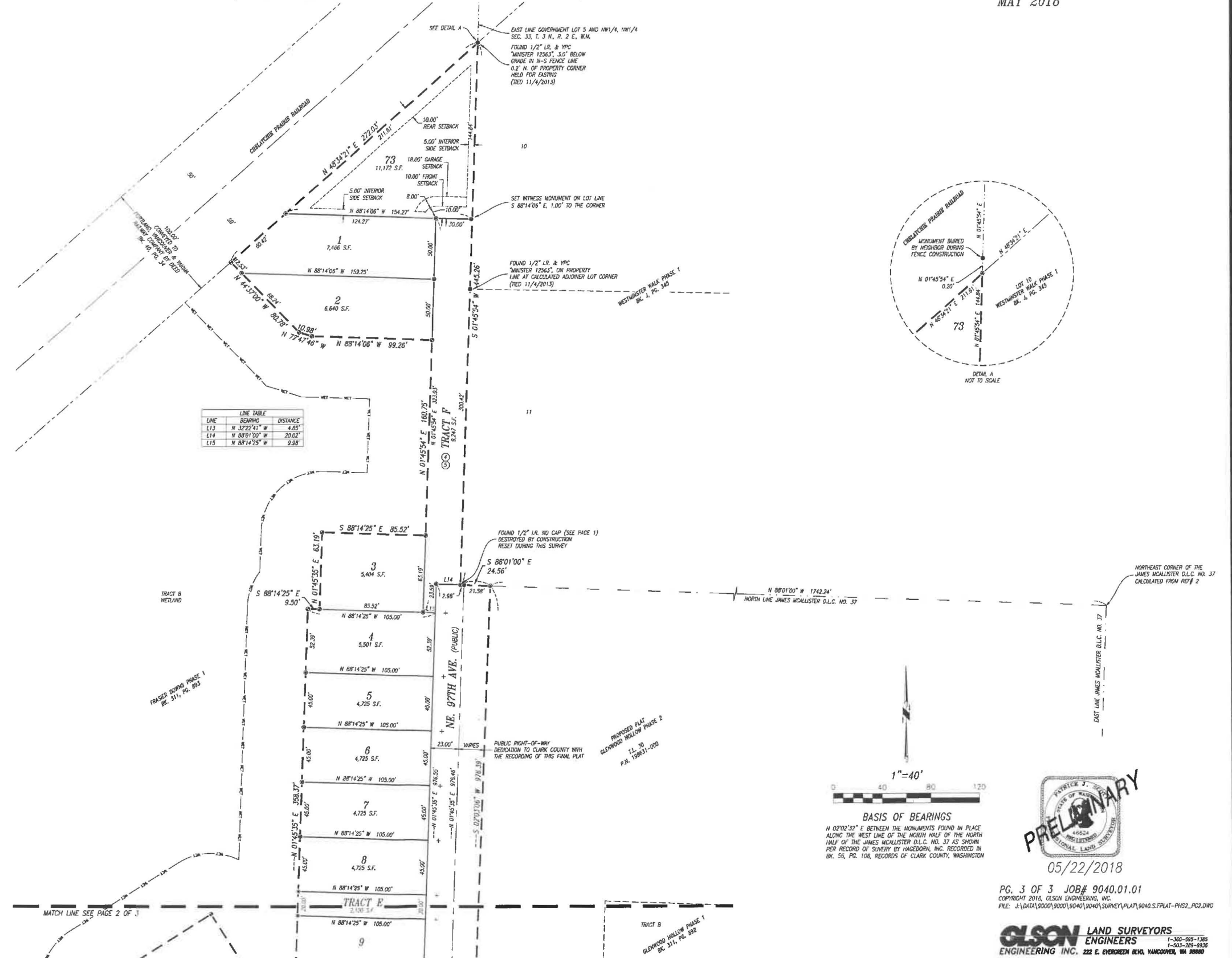
(APPROVED AS FRASIER DOWNS SUBDIVISION UNDER PLD2007-00036 DATED AUGUST 21, 2007)

A SUBDIVISION IN THE NW1/4 OF THE NW1/4,
AND IN GOVERNMENT LOT 5 AND THE JAMES MCALLISTER
D.L.C. NO. 37, LYING IN THE SW1/4 OF THE NW1/4,
ALL IN SECTION 33, T. 3 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON
MAY 2018





LEGEND

- FOUND MONUMENT (AS NOTED)
- 1/2" X 24" IRON ROD W/ YELLOW PLASTIC CAP (OLSON ENG. PLS. 46624) SET DURING PREVIOUS SURVEY FRASIER DOWNS PHASE 1 (SEE REF. 7)
- SET BRASS SCREW WITH WASHER (OLSON ENG. PLS. 46624) DURING THIS SURVEY
- SET 1/2" X 24" REBAR W/ YELLOW PLASTIC CAP (OLSON ENG. PLS. 46624) DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER (OLSON ENG. PLS. 46624) IN CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE OF 8.75' FROM THE LOT CORNER DURING THIS SURVEY
- PLAT BOUNDARY PHASE 2
- - - DONATION LAND CLAIM
- - - PUBLIC LAND SURVEY SECTION SUBDIVISION
- LOT LINE
- - - EASEMENT LINE (AS NOTED)
- - - EXISTING PUBLIC RIGHT-OF-WAY (UNLESS OTHERWISE NOTED)
- - - CENTERLINE PUBLIC RIGHT-OF-WAY (UNLESS OTHERWISE NOTED)
- - - EXISTING TAX LOT
- - - EXISTING WETLAND (SEE FRASIER DOWNS PHASE 1 (BK. 311, PG. 893))
- S.W.E. STORM WATER EASEMENT (PRIVATE)
- P.S.W.E. PUBLIC STORM WATER EASEMENT
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- T.L. TAX LOT
- P.N. TAX PARCEL ACCOUNT NUMBER
- D.L.C. DONATION LAND CLAIM
- ① REFERENCE EASEMENT PROMISSORY NUMBER (SEE PAGE 2)

LINE	BEARING	DISTANCE
L13	N 32°22'41" W	4.85'
L14	N 88°01'00" W	20.02'
L15	N 88°14'25" W	9.98'





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

Notes:



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

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