

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Sergey & Lyudmila Manzhura
DATE: August 1, 2018
REQUESTED ACTION: Acceptance of Plat Recording – Manzhura Subdivision
FLD2018-00020
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Manzhura Subdivision, PLD2017-00028 / FLD2018-00020.

Project review: The application vested on June 6, 2017. A pre-application conference was held August 4, 2016. Preliminary approval was issued on September 8, 2017. Final engineering approval was granted April 5, 2018.

Zoning: R1-6 Zone; **Lot Size:** The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 5,043 square feet to 13,313 square feet.

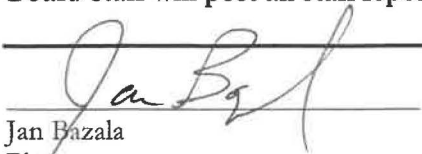
☐ The average lot size of the 26 lots is 6,000 square feet.

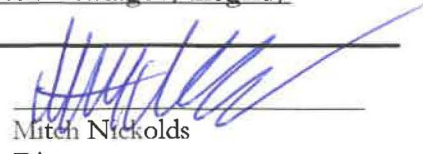
COMMUNITY OUTREACH

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 29, 2017. Notice of the application and hearing were posted on the site by the applicant on July 20, 2017.

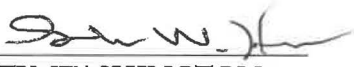
DISTRIBUTION:

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

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 8-8-18

SR# _____

MANZHURA SUBDIVISION

LOCATED IN LOT 2
SHORT PLAT 2-583 AND
THE NW 1/4 OF THE
NE 1/4 OF SECTION 30
T. 3 N., R. 2 E., W.M.
CLARK COUNTY, WASHINGTON

JOB NO.: 2493
DRAWING DATE: 05-07-18
SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1981, TO BE KNOWN AS MANZHURA 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 26 ARE APPROVED. AN APPROVED SHARED
PUBLIC WATER SYSTEM AND SEPTIC SYSTEM ARE REQUIRED.

COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS DAY OF 20
IN BOOK OF PLATS, AT PAGE AT THE
REQUEST OF SERGEY MANZHURA
AUDITOR'S FILE NUMBER

CLARK COUNTY AUDITOR

PLAT NOTES:

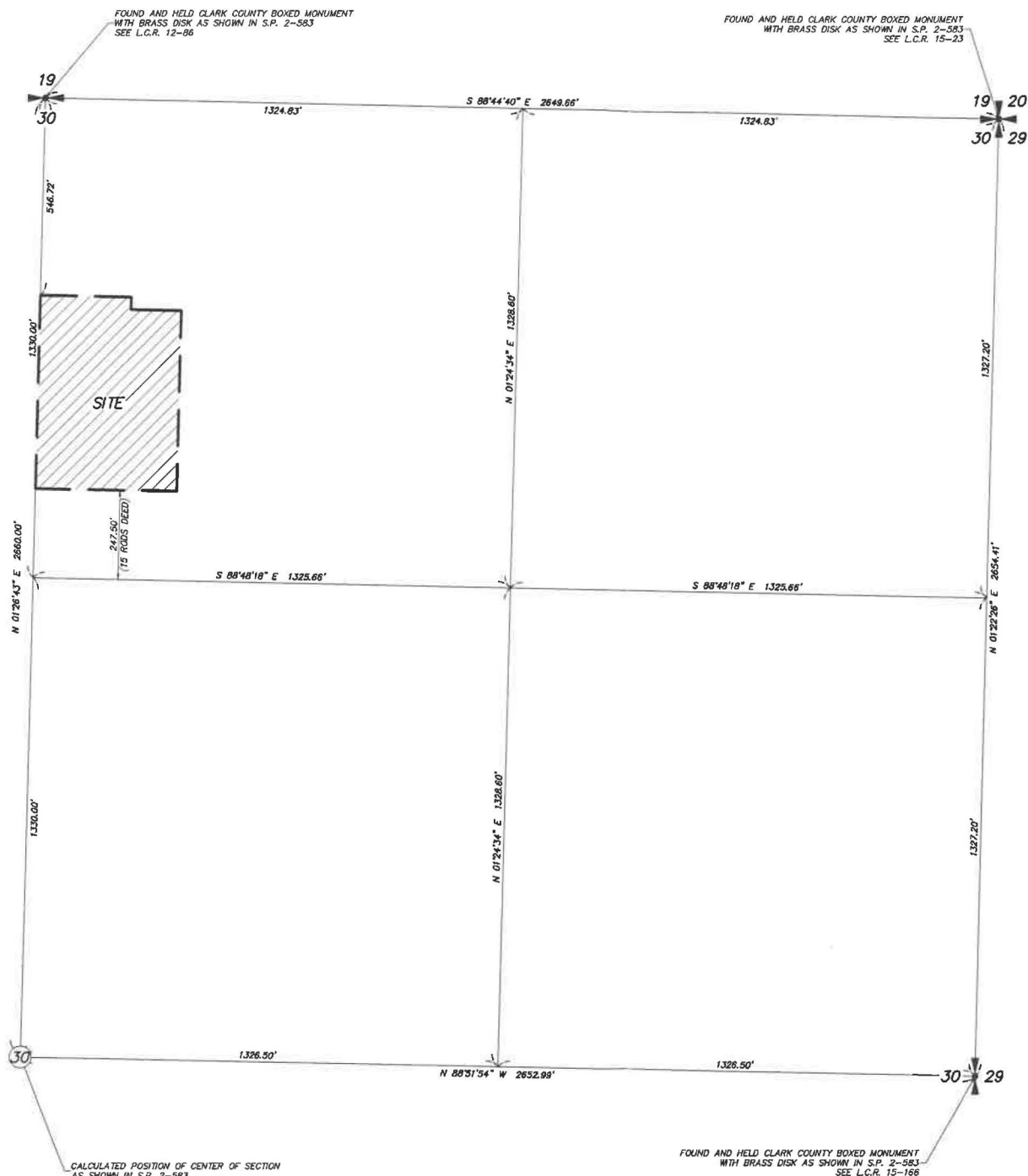
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS,
SIDEWALKS SHALL BE CONSTRUCTED ALONG
ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER
AND UPON THE EXTERIOR SIX (6) FEET AT
THE FRONT BOUNDARY LINES OF ALL LOTS
FOR THE INSTALLATION, CONSTRUCTION,
RENEWING, OPERATING AND MAINTAINING
ELECTRIC, 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.
- ALL RESIDENTIAL DRIVEWAYS APPROACHES
ENTERING PUBLIC ROADS ARE REQUIRED TO
COMPLY WITH CCC 40.350
- ROOF AND CRAWL SPACE DRAINS 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
ON WHOSE LOT THE STORMWATER SYSTEM IS
LOCATED.
- MOBILE HOMES ARE NOT PERMITTED ON ANY
LOT 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.
- IN ACCORDANCE WITH CCC 40.610, EXCEPT
FOR LOT 1 DESIGNATED ON THIS PLAT AS
WAIVED, IMPACT FEES FOR EACH DWELLING IN
THIS SUBDIVISION SHALL BE ASSESSED FOR
IMPACTS ON SCHOOLS, PARKS AND
TRANSPORTATION FACILITIES BASED FOR THE
FOLLOWING DISTRICTS: BATTLE GROUND
SCHOOL DISTRICT (SIF), PARK DISTRICT 8 (PIF)
AND MT. VISTA SUB-AREA (TIF). AS FOUND IN
CCC40.610.040, IMPACT FEES ARE
CALCULATED USING THE RATES IN EFFECT AT
THE TIME OF BUILDING PERMIT ISSUANCE.

SURVEY REFERENCES:

- HART SHORT PLAT BOOK 2, PAGE 583
- HIDDEN CREST PHASE 2 BOOK 311, PAGE 953

DEED REFERENCE:

GRANTOR: SERGEY MANZHURA & LYUDMILA MANZHURA
GRANTEE: SERGEY MANZHURA & LYUDMILA MANZHURA
AFN 5499228 BLA
(REC. 03-29-2018)



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
(TIED MAY, 2018)
- INDICATES FOUND 1/2" IRON REBAR W/PPC
"AKS ENGR 54200" PER "HIDDEN CREST P2" (311-953)
(TIED MAY, 2018)
- INDICATES CALCULATED POSITION
- INDICATES 1/2" x 24" REBAR WITH
YELLOW PLASTIC CAP "PLS 42700" SET
- INDICATES ROCK NAIL WITH BRASS WASHER
INSCRIBED "PLS 42700" SET

BASIS OF BEARING:
NAD 83 (2011) STATE PLANE COORDINATE SYSTEM
SOUTH ZONE US SURVEY FEET BASED ON REAL TIME KINEMATIC
CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.

SCALE 1 INCH = 200 FEET

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

PLS

ENGINEERING

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE
SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, 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 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 05-28-18.

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- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 42700" SET
- INDICATES EXISTING WELL TO BE DECOMMISSIONED
- INDICATES ABANDONED SEPTIC

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	70.00'	29°54'14"	36.53'	N 73°45'33" W	36.12'
C2	70.00'	30°00'00"	36.68'	S 73°48'26" E	36.23'
C3	150.00'	4°40'44"	12.25'	S 03°47'06" W	12.25'
C4	150.00'	4°40'46"	12.25'	N 03°47'06" E	12.25'
C5	47.00'	29°54'14"	24.53'	N 73°45'33" W	24.25'
C6	12.00'	89°48'24"	18.81'	S 46°20'55" W	16.94'
C7	93.00'	18°15'03"	29.62'	S 67°55'58" E	28.50'
C8	16.00'	78°31'11"	21.93'	N 37°45'53" W	20.25'
C9	16.00'	89°44'51"	25.06'	S 46°19'08" W	22.58'
C10	20.00'	53°07'44"	18.55'	N 28°00'35" E	17.88'
C11	40.00'	266°41'16"	186.18'	S 78°46'11" E	58.18'
C12	20.00'	33°33'32"	11.71'	S 19°20'03" E	11.58'
C13	47.00'	53°02'23"	4.52'	N 89°59'42" W	4.52'
C15	93.00'	0°48'40"	1.32'	S 89°12'46" E	1.32'
C16	93.00'	172°27'22"	28.33'	S 68°20'47" E	28.22'
C17	20.00'	173°8'02"	6.16'	N 10°15'44" E	6.13'
C18	20.00'	35°29'43"	12.39'	N 36°49'36" E	12.19'
C19	40.00'	60°57'40"	42.56'	S 24°05'37" W	40.58'
C20	40.00'	32°10'50"	22.47'	S 22°28'39" E	22.17'
C21	40.00'	31°30'46"	22.00'	S 34°18'26" E	21.72'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C22	40.00'	31°30'46"	22.00'	S 85°50'12" E	21.72'
C23	40.00'	31°30'46"	22.00'	N 62°39'02" E	21.72'
C24	40.00'	44°18'46"	30.94'	N 24°44'16" E	30.17'
C25	40.00'	34°41'43"	24.22'	N 14°45'58" W	23.85'
C26	45.00'	62°17'37"	5.07'	S 03°57'30" E	5.07'
C27	45.00'	62°22'46"	5.01'	S 10°22'41" E	5.01'
C28	40.00'	71°7'48"	5.09'	S 02°44'19" E	5.09'
C29	40.00'	71°0'51"	5.01'	S 08°58'39" E	5.01'
C30	45.00'	62°22'46"	5.01'	S 42°33'36" E	5.01'
C31	40.00'	71°0'51"	5.01'	S 42°09'29" E	5.01'
C32	45.00'	70°3'36"	5.54'	S 73°57'12" E	5.54'
C33	40.00'	71°1'57"	5.03'	S 73°40'48" E	5.02'
C34	45.00'	70°7'01"	5.58'	N 70°36'46" E	5.59'
C35	40.00'	81°7'17"	5.79'	N 74°15'47" E	5.78'
C36	45.00'	61°8'28"	4.95'	N 05°34'45" E	4.95'
C37	40.00'	71°2'13"	5.03'	N 06°10'59" E	5.03'
C38	93.00'	97°4'48"	15.01'	S 72°27'04" E	14.99'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°26'43" E	8.00'
L2	N 88°33'17" W	7.00'
L3	S 01°26'36" W	30.00'
L4	S 01°26'36" W	16.88'
L5	N 78°25'56" E	5.14'
L6	N 78°25'56" E	5.00'
L7	S 44°14'07" W	3.00'
L8	S 44°14'07" W	5.04'
L9	N 10°33'09" E	5.00'
L10	N 16°50'05" E	5.01'
L11	N 45°52'03" W	5.49'
L12	S 45°52'03" E	5.90'
L13	S 89°36'37" E	5.06'
L14	N 88°49'23" W	5.00'



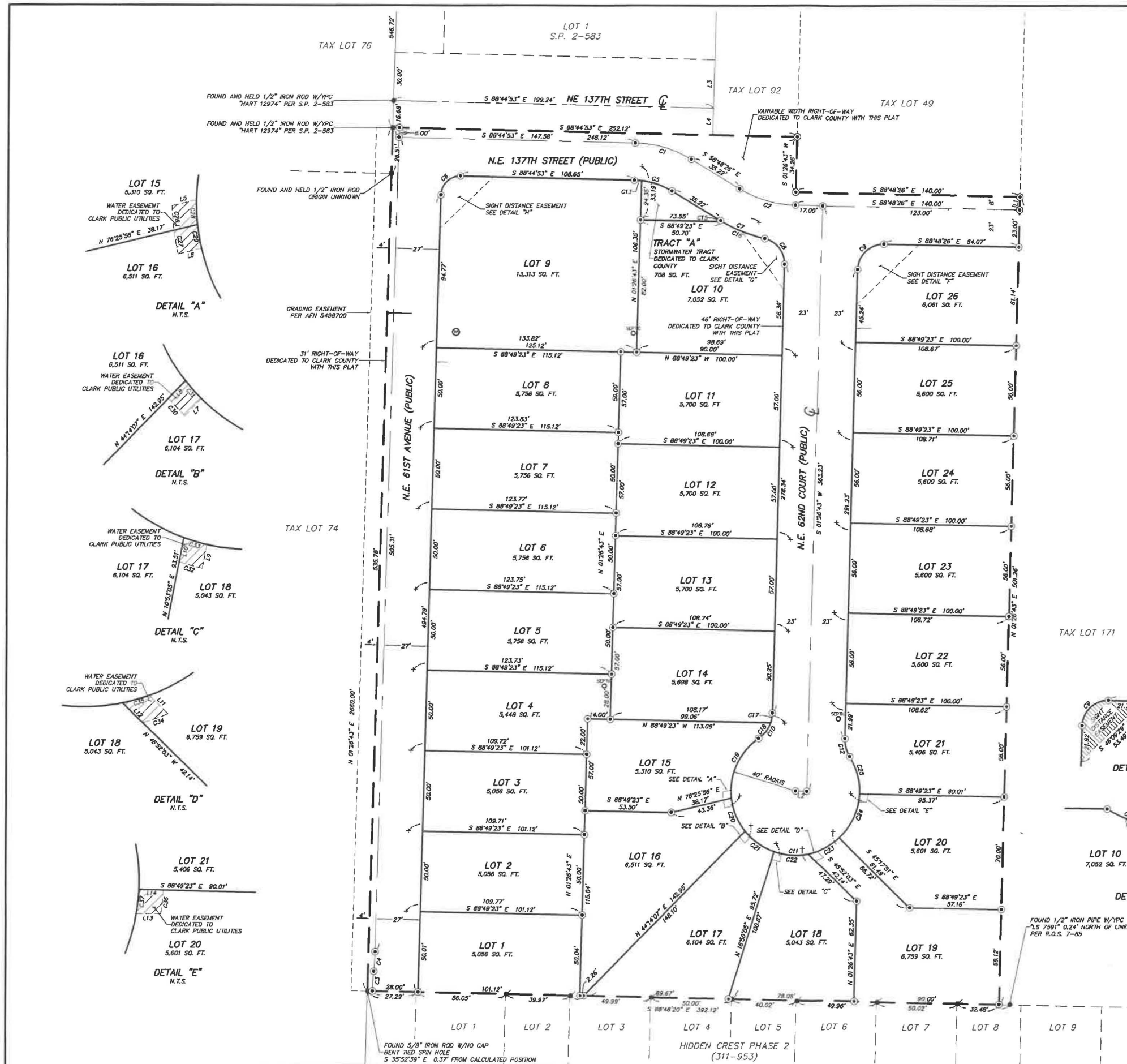
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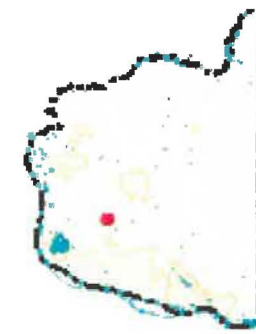
ENGINEERING

BASIS OF BEARING:
NAD 83 (2011)
WASHINGTON STATE PLANE COORDINATE SYSTEM,
WASHINGTON STATE SURVEY FEET. BASED ON REAL TIME KINEMATIC
CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.





MANZHURA SUBDIVISION



Legend

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



451.9 0 225.95 451.9 Feet

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

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1: 2,711



Notes: