

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Moneta Van LLC

DATE: August 2, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Urban Pointe Subdivision
FLD2017-00044

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Urban Pointe Subdivision ~
PLD2009-00022 ~ FLD2017-00044

Project review: The application vested on October 30, 2008. A pre-application conference was held November 20, 2008. Preliminary approval was issued on August 4, 2009. Final engineering approval was granted June 19, 2017.

Zoning: R1-10; **Lot Size:** The R1-10 zone has a minimum lot area of 10,000 square feet and a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 9,634 square feet to 15,664 square feet.



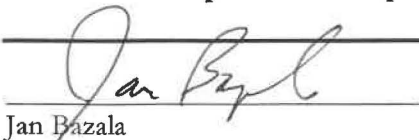
All but one lot in this plat is above the minimum of 10,000 square feet. The 9,634 square foot lot utilizes the 10% area reduction allowed under Section 40.200.040.C.2.

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 3, 2009. Notice of the application and hearing were posted on the site by the applicant on July 8, 2009.

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: Don W. Johnson
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 8-8-18

SR# _____

CURSE	TO	FROM	BEARING	LENGTH
C1	30.81	118.00	N 05°31'28" W	30.72
C2	21.18	118.00	S 07°54'09" E	21.15
C3	33.30	118.00	S 05°51'31" W	33.08
C4	14.22	70.00	S 07°54'17" W	14.20
C5	54.97	35.00	S 89°59'03" E	49.49
C6	22.70	35.00	N 05°31'28" W	24.63
C7	25.38	138.00	N 07°54'09" E	25.35
C8	4.71	138.00	S 01°42'08" E	4.71
C9	35.07	138.00	S 08°29'49" W	34.9
C10	18.85	12.00	S 89°59'03" E	17.9
C11	8.50	10.00	S 22°15'25" E	8.25
C12	48.71	40.00	S 89°59'03" E	45.75
C13	27.39	40.00	S 05°51'31" W	27.09
C14	67.61	40.00	S 89°59'03" E	65.84
C15	54.86	40.00	S 78°43'35" N	50.74
C16	18.50	10.00	S 28°56'08" E	17.25
C17	24.73	58.00	S 24°25'39" E	24.54
C18	27.94	58.00	S 27°38'18" N	27.67
C19	27.37	58.00	S 27°02'07" N	27.11
C20	11.05	58.00	S 10°55'00" N	11.03
C21	4.94	47.00	S 10°42'38" E	4.84

LINE	BEARING	LENGTH
L1	S 42°55'23" E	19.48
L2	S 45°30'41" E	8.33
L3	S 38°01'43" E	18.20
L4	N 02°05'06" E	10.00
L5	S 87°55'51" E	10.00
L6	N 47°04'37" E	19.80
L7	S 61°01'42" E	22.36
L8	N 65°10'28" E	22.36
L9	S 63°38'15" E	30.85

NOTES

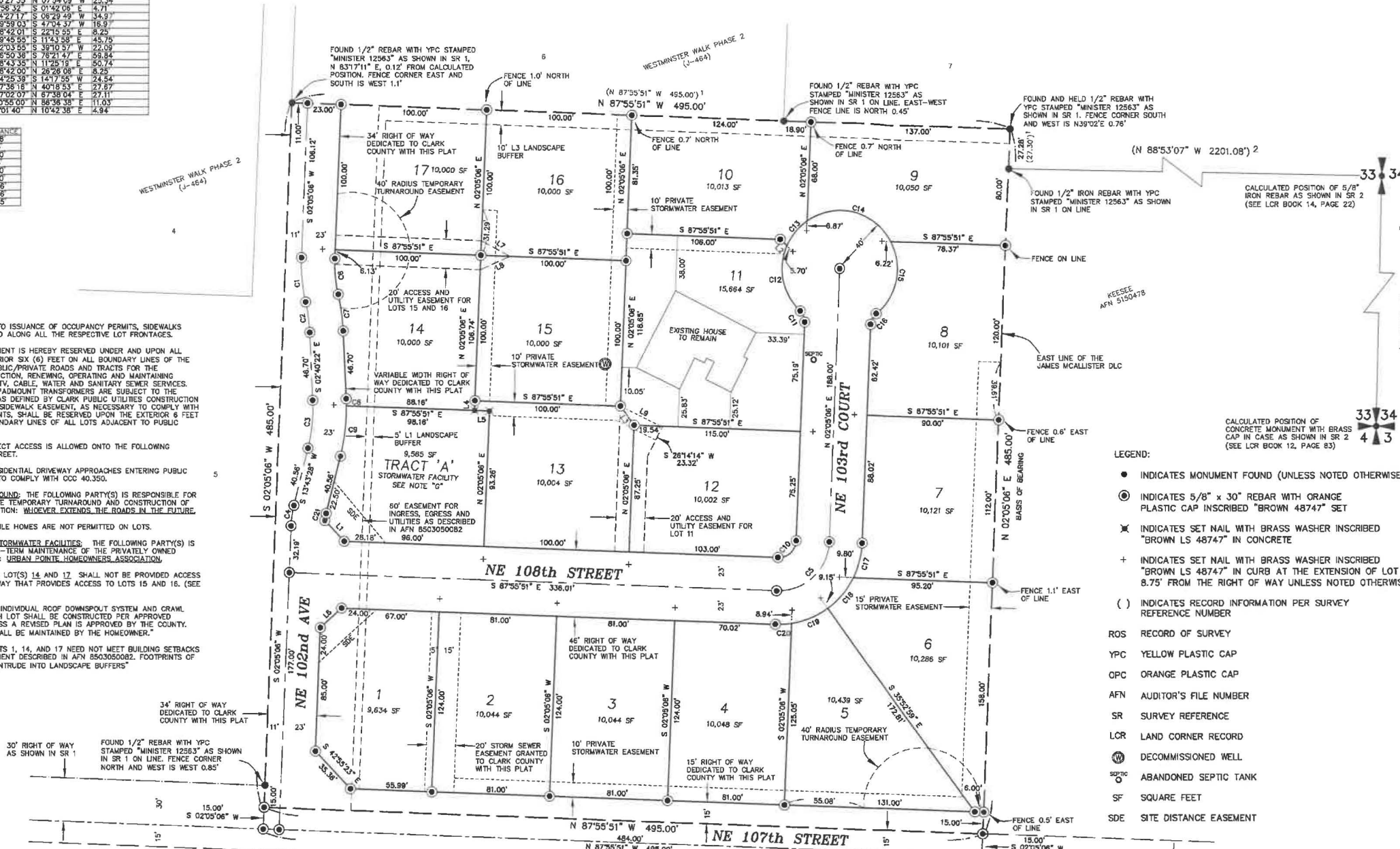
- SIDEWALKS:** PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- UTILITIES:** AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS 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 COUNTY PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR 8 FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- DRIVEWAYS:** NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 107TH STREET.
- DRIVEWAYS:** ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- TEMPORARY TURNAROUND:** THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR REMOVAL OF THE ON-SITE TEMPORARY TURNAROUND AND CONSTRUCTION OF SIDEWALK IN THIS LOCATION: WHOEVER EXTENDS THE ROADS IN THE FUTURE.
- MOBILE HOMES:** MOBILE HOMES ARE NOT PERMITTED ON LOTS.
- PRIVATELY OWNED STORMWATER FACILITIES:** THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: URBAN POINTE HOMEOWNERS ASSOCIATION.
- SHARED DRIVEWAYS:** LOTS 14 AND 17 SHALL NOT BE PROVIDED ACCESS TO THE SHARED DRIVEWAY THAT PROVIDES ACCESS TO LOTS 15 AND 16. (SEE LAND USE FINDING 4)
- DRAINAGE:** "PRIVATE INDIVIDUAL ROOF DOWNSPOUT SYSTEM AND CRAWL SPACE DRAINS ON EACH LOT SHALL BE CONSTRUCTED PER APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THE ON-SITE SYSTEM SHALL BE MAINTAINED BY THE HOMEOWNER."
- STRUCTURES ON LOTS 1, 14, AND 17:** NEED NOT MEET BUILDING SETBACKS TO THE 60 FOOT EASEMENT DESCRIBED IN AFN 85030500B2. FOOTPRINTS OF BUILDINGS SHALL NOT INTRUDE INTO LANDSCAPE BUFFERS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE "MONETA VAN, LLC" PARCEL AS SHOWN. FOR THIS SURVEY I ESTABLISHED A CONTROL BASELINE ON THE PROJECT SITE. ALL MONUMENTS SHOWN AS FOUND OR SET WERE TIED AND SET RADIALY FROM SAID BASELINE. I ROTATED THIS BASELINE TO MATCH THE RECORD BEARING OF N02°05'06"E ALONG THE EAST LINE OF THE JAMES MCALLISTER D/LC NO. 37 AS SHOWN IN PRAIRIE MEADOW SUBDIVISION" BOOK 310, PAGE 737 BETWEEN THE FOUND MONUMENT AT THE CENTERLINE OF 107TH STREET ON THE EAST LINE OF SAID D/LC AND THE FOUND MONUMENT AT THE CENTERLINE OF 107TH STREET ON THE NORTHERLY ANGLE POINT ON THE SOUTH LINE OF LOT 7 OF WESTMINSTER WALK PHASE 2.

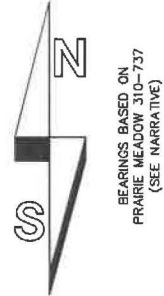
BROWN SURVEYING, PLLC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE 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 7-25-2017.



URBAN POINTE SUBDIVISION
(PRELIMINARY APPROVED AS WESTMINSTERSHIRESVILLE)
IN A PORTION OF THE JAMES MCALLISTER D/LC NO. 37 AND THE SW 1/4 NE 1/4, THE NW 1/4 SE 1/4, THE NE 1/4 SW 1/4, AND THE SE 1/4 NW 1/4 OF SECTION 33, T3N, R2E, W.M. CLARK COUNTY, WA

SCALE 1 INCH = 40 FEET



CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS URBAN POINTE CLARK COUNTY, WASHINGTON.
PLAT NO. _____

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:
APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____.

CLARK COUNTY MANAGER _____

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

CLARK COUNTY HEALTH DEPARTMENT:
LOTS _____ THRU _____ ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER 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 _____ TROY JOHNS
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

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

EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 48747

SCALE: 1"=40'

JOB NO. 17-031

DATE: 7-31-18

CALC BY: EVB

DRAWN BY: EVB

CHECKED BY: CAB

SHEET 1 OF 1

BROWN

PO BOX 414
AMBOY, WA 98601
360-600-0846
ebrownsurveying@gmail.com



DEED REFERENCE
QUIT CLAIM DEED
ALLISON JOHNS AND TROY JOHNS
TO
MONETA VAN, LLC
AFN 5407567
(5-25-2017)

SURVEY REFERENCE
1) WESTMINSTER WALK PH-2 J-464
2) PRAIRIE MEADOW 310-737
3) RCS 65-144



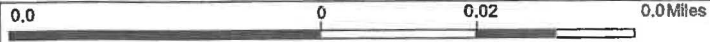
Urban Pointe Subdivision



- Legend**
- 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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