

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Holt Opportunity Fund (Parallel 1) 2013 L.P.

DATE: August 11, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Legacy Place Phase 2 Subdivision
FLD2017-00069

_____ Consent _____ Hearing _____ X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Legacy Place Phase 2 Subdivision PLD2003-00081 PST2014-00029 FLD2017-00069

Project review: The application vested on February 12, 2003. Preliminary approval of a post decision review was issued on June 2, 2015. Final engineering approval was granted August 16, 2017.

Zoning: R-18 Residential District and R1-10 (vested); **Lot Size:** The R-18 zone has a minimum lot area of 1,800 square feet for single family developments, and the R1-10 zone has a minimum of lot area of 10,000 square feet. **Actual Lot Size:** Parcels range in size from 4,050 square feet to 7,259 square feet.

A Post Decision review reconfigured and combined the densities of three subdivisions over the two zoning districts.

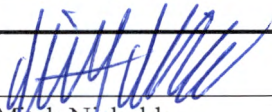
COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of the post decision review application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on April 3, 2015.

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

Staff Contact: Harriet Padmore, Ext. 5071
Maria Rennaker, Ext. 4955
Shana Lazzarini, Ext. 4993

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 9-28-14

SR# _____



CLARK COUNTY PLANNING DEPARTMENT

APPROVED BY COUNTY PLANNING DIRECTOR DATE

CLARK COUNTY PUBLIC WORKS DEPARTMENT

APPROVED BY CLARK COUNTY ENGINEER DATE

CLARK COUNTY HEALTH DEPARTMENT

LOTS 57-106 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE REQUIRED.

CLARK COUNTY HEALTH DEPARTMENT OFFICER DATE

CLARK COUNTY ASSESSOR

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

LEGACY PLACE - PHASE 2

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

CLARK COUNTY ASSESSOR

CLARK COUNTY MANAGER

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, COUNTY OF CLARK, STATE OF WASHINGTON,

THIS DAY OF 2018.

CLARK COUNTY MANAGER

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT...

PATRICK J. SCOTT 9-20-2018 DATE PROFESSIONAL LAND SURVEYOR NO. 46624



ACKNOWLEDGMENT

STATE OF WA COUNTY OF Clark

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PATRICK J. SCOTT IS THE PERSON THAT APPEARED BEFORE ME...

Notary Signature: Angela L. Cunningham, DATED: September 20, 2018, PRINTED NAME: Angela L. Cunningham, NOTARY PUBLIC IN AND FOR THE STATE OF Washington

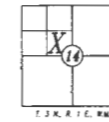


COUNTY AUDITOR

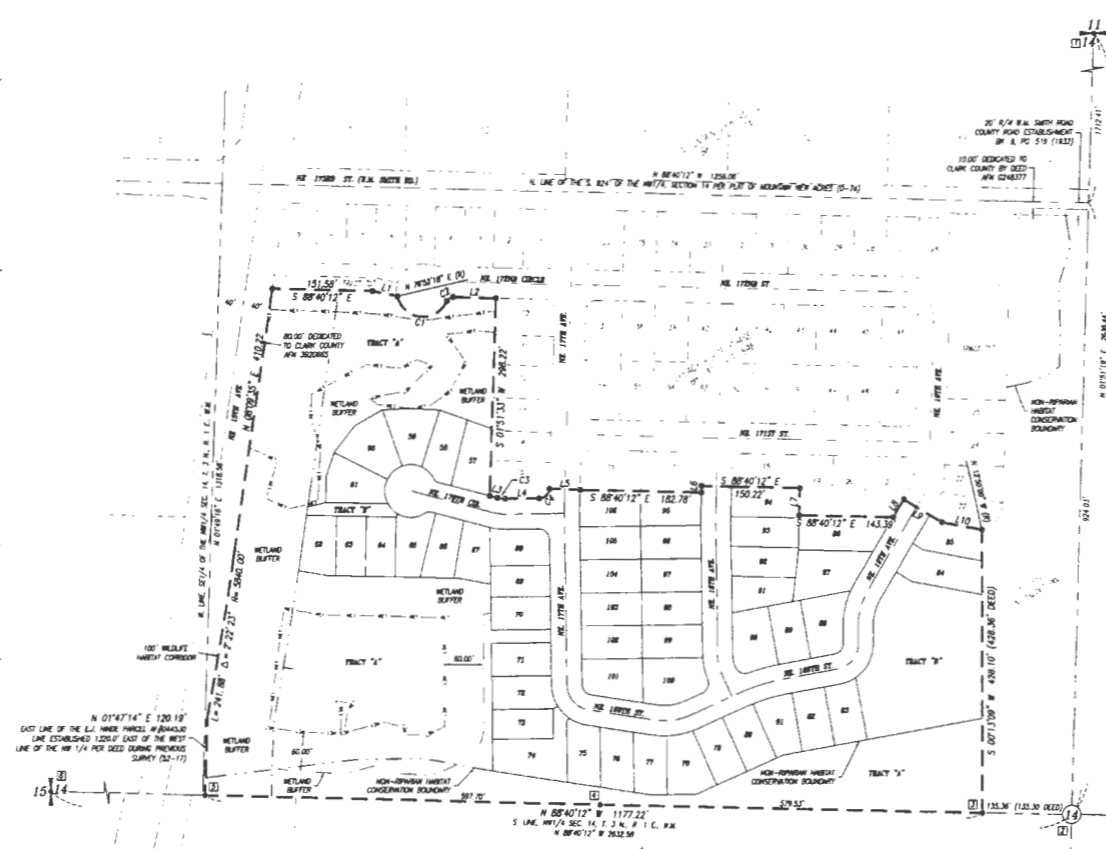
ATTESTED BY COUNTY AUDITOR FILED FOR RECORD THIS DAY OF 2018. AUDITORS FILE NO. BOOK OF PLATS PAGE

LEGACY PLACE PHASE 2

PRELIMINARY APPROVAL AS HUNTINGTON MANOR SUBDIVISION (PLD2003-00080) & LEGACY PLACE SUBDIVISION (PLD2003-00081) & PARK AVENUE PLACE SUBDIVISION (PLD2003-00083) WITH SUBSEQUENT TYPE II POST DECISION AS LEGACY PLACE SUBDIVISION (PST2014-00029)



A SUBDIVISION IN THE SE1/4 OF THE NW1/4 OF SEC. 14, T. 3 N., R. 1 E., W.M., CLARK COUNTY, WASHINGTON SEPTEMBER 2018



EASEMENT PROVISIONS (SEE PAGE 2 OF 2)

- 1. A PUBLIC SANITARY SEWER EASEMENT (P.S.S.E.) OVER, UNDER AND UPON ALL OF TRACT 1A AND A PORTION OF LOT 7A... 2. A PUBLIC WATER EASEMENT (P.W.E.) OVER, UNDER AND UPON ALL OF TRACT 1A... 3. SIGHT DISTANCE EASEMENTS OVER PORTIONS OF LOTS 68, 69, 70, 71, 72, AND 101... 4. A PRIVATE ACCESS AND UTILITY EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 7A...

BOUNDARY NOTE

LEGAL DESCRIPTIONS PREPARED BY MINISTEER-CLASSER SURVEYING, INC. CONTAINED IN CLARK COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER APL 2005073...

Table with columns: LINE, BEARING, DISTANCE. Lists boundary measurements for various lines.

DEED REFERENCE

OWNER: LING BROTHERS ENTERPRISES, INC. GRANTEE: THE PUBLIC. DATE: NOVEMBER 18, 2003.

FOUND MONUMENT NOTES

- 1. FOUND BRASS CAP W/REINFORCED PLUMB MARK DURING PREVIOUS SURVEY... 2. FOUND 1/2" IRON ROD (NO CAP) 0.22" X 0.83" FROM CALCULATED CENTER... 3. FOUND 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED 'TERRY 20431'...

SETBACKS (SEE PAGE 2 OF 2)

BUILDING SETBACKS SPECIFIED SHALL COMPLY TO THE R-10 (TABLE 18.011.03) REGULATED AND R-1-10 (TABLE 18.014.00) REGULATED ZONING DISTRICTS AS FOLLOWS: R-10 LOTS 57-70 SETBACKS & DRILLING SEPARATIONS SHOWN...

CLARK COUNTY REQUIRED NOTES

- 1. IF ANY CLARIFIED RESOURCES ARE IDENTIFIED IN THE COURSE OF UNDERSTANDING THE DEVELOPMENT ACTIVITY... 2. THE PLACEMENT OF A MOBILE HOME ON ANY LOT IN THIS SUBDIVISION IS PROHIBITED... 3. ALL RESIDENTIAL DRIVEWAY APPROACHES DRAINING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CLARK COUNTY CODE CHAPTER 12.04A... 4. PRIOR TO OBTAINANCE OF OCCUPANCY PERMITS, SEWERLINES SHALL BE CONSTRUCTED ALONG ALL LOT FRONTAGES...

SURVEY REFERENCES

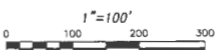
- 1. PLAT OF LEGACY PLACE PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BK 31, PG 484, 485, 2011... 2. RECORD OF SURVEY FOR MOBILE HOMES BY MINISTEER-CLASSER SURVEYING, INC. RECORDED IN BK 36, PG 111, AUGUST, 2008... 3. RECORD OF SURVEY FOR LLOYD COTTAGE BY OLSON ENGINEERING, INC. RECORDED IN BK 11, PG 146, MARCH, 1980...

PROCEDURE

FIELD TRIMMERS WERE PERFORMED WITH A TRIMBLE 58 TOTAL STATION (37) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRIMMERS MET BY LINE 2, 2018. IMPACT FEES FOR SURVEYS AS DESIGNATED IN BWC 332-130-080.

LEGEND

- FOUND CORNER MONUMENT DURING THIS SURVEY (SEE FOUND CORNER MONUMENT NOTES THIS PLAT)
○ 1/2" x 2 1/4" IRON ROD W/ PLASTIC CAP (ALSO IN LINE 18.4824) SET DURING THE PREVIOUS SURVEY OF LEGACY PLACE PHASE 1
--- FOUND QUARTER SECTION MONUMENT AS NOTED
[] SEE FOUND CORNER MONUMENT NOTE #
[] PARCEL NUMBER
(0) PARCEL OR INCHES
--- SECTION SUBDIVISION
--- PLAT BOUNDARY
--- LOT LINE
--- CENTERLINE RIGHT-OF-WAY
--- EXISTING RIGHT-OF-WAY
--- EXISTING TIE LOT
--- WETLAND



BASIS OF BEARINGS ASSUMED IN 0121147° E ALONG THE NORTH-SOUTH QUARTER SECTION LINE FOR SEC. 14, T.3N., R.1E., W.M. BETWEEN THE ADJACENT TOWNSHIP TOWNSHIP PLACES AT NORTH AND SOUTH QUARTER CORNERS OF SAME SECTION (SEE REFERENCE #1)

PG. 1 OF 2 JOB# 9042.01.01 COPYRIGHT 2018, OLSON ENGINEERING, INC. FILE: \\OLSON\WORKING\2018\9042\JOB\PLAT\LEGACY PLAT_FINAL.DWG OLSON LAND SURVEYORS ENGINEERS

