

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: ORP2, LLC / Todd Freeman
DATE: September 25, 2018
REQUESTED ACTION: Acceptance of Plat Recording – Maple Manor Short Plat
FLD2018-00028
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Maple Manor Short Plat
PLD2016-00022 FLD2018-00028

Project review: The application vested on May 12, 2016. A pre-application conference was held
June 2, 2016. Preliminary approval was issued on February 7, 2017. Final engineering approval was
granted January 31, 2018.

Zoning: R1-6 Zoning District; **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:** The average of
the four lots equals 7,368 square feet, which meets both the minimum and maximum average lot size.
Lot Width: The R1-6 zone has a minimum lot width of 50 feet. Lots 2, 3, and 4 obtained variances
to lot width.

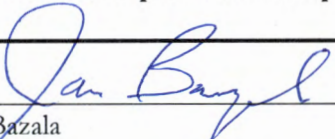
All lots in this plat are above the minimum of 6,000 square feet.

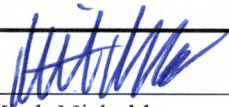
COMMUNITY OUTREACH

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 October 28, 2016.

DISTRIBUTION:

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


Jan Bazala
Planner
Community Development

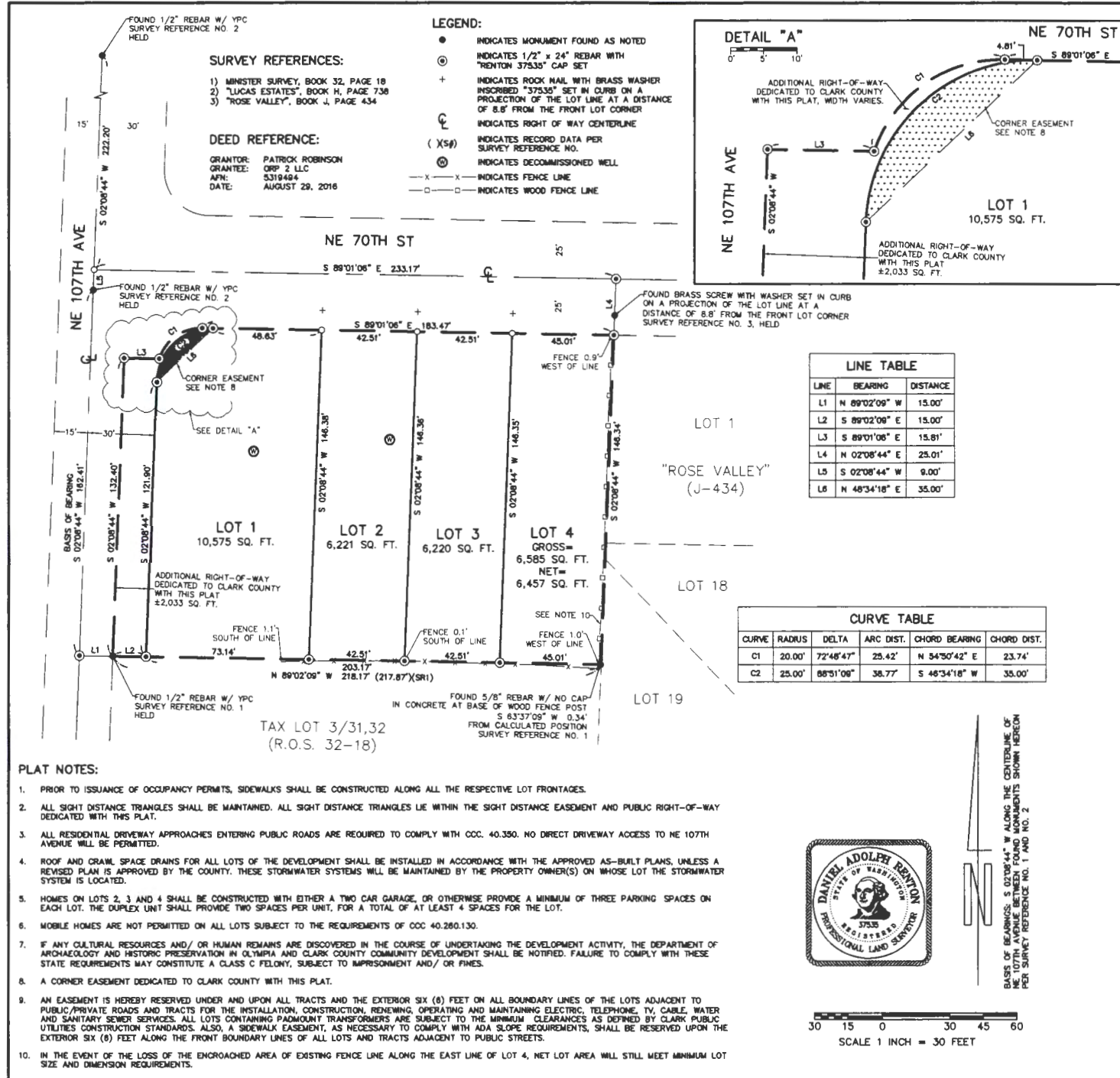

Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 9-28-15

SR# _____

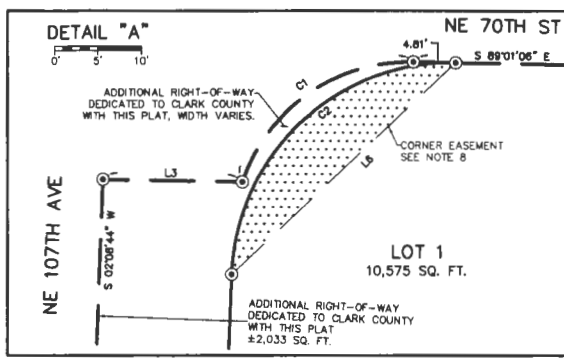


SURVEY REFERENCES:
 1) MINISTER SURVEY, BOOK 32, PAGE 18
 2) "LUCAS ESTATES", BOOK H, PAGE 738
 3) "ROSE VALLEY", BOOK J, PAGE 434

DEED REFERENCE:
 GRANITOR: PATRICK ROBINSON
 GRANTEE: DRP 2 LLC
 APR: 5318484
 DATE: AUGUST 28, 2016

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH "RENTON 37535" CAP SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "37535" SET IN CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE OF 8.8' FROM THE FRONT LOT CORNER
- ⌒ INDICATES RIGHT OF WAY CENTERLINE
- (X5#) INDICATES RECORD DATA PER SURVEY REFERENCE NO.
- ⊙ INDICATES DECOMMISSIONED WELL
- X-X- INDICATES FENCE LINE
- INDICATES WOOD FENCE LINE



LINE TABLE

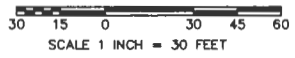
LINE	BEARING	DISTANCE
L1	N 89°02'09" W	15.00'
L2	S 89°02'08" E	15.00'
L3	S 89°01'06" E	15.81'
L4	N 02°08'44" E	25.01'
L5	S 02°08'44" W	9.00'
L6	N 48°34'18" E	35.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	20.00'	72°48'47"	25.42'	N 34°30'42" E	23.74'
C2	25.00'	88°51'08"	38.77'	S 48°34'18" W	35.00'



BASIS OF BEARINGS: S 02°08'44" W ALONG THE CENTERLINE OF NE 107TH AVENUE BETWEEN FOUND MONUMENTS SHOWN HEREON PER SURVEY REFERENCE NO. 1 AND NO. 2



MAPLE MANOR SHORT PLAT

A SHORT PLAT IN A PORTION OF TAX LOT 1 OF LOT 31 "FRUIT LAWN" (A-58) LOCATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4 SEC. 9, T. 2 N., R 2 E., W. M. CLARK COUNTY, WASHINGTON SHEET 1 OF 1

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 MAPLE MANOR
 PLAT NO. _____ CLARK COUNTY, WASHINGTON.

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 _____

SURVEYOR'S CERTIFICATE:
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR
 PLS # 37535 _____ DATE _____

CLARK COUNTY HEALTH DEPARTMENT:
 LOTS 1 THRU 4 ARE APPROVED.
 AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
 LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL, ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

CLARK COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS _____ DAY OF _____, 20____
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF _____ STERLING DESIGN, INC.
 FILE NUMBER _____

CLARK COUNTY AUDITOR _____

MINISTER AND GLAESER SURVEYING, INC. 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 IN JULY 2018.

MINISTER-GLAESER SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 694-3313

JOB NO. 18-113
 DATE: 9-24-18
 CALC BY: DAR
 DRAWN BY: RDL
 CHECKED BY: DAR
 FILE: 18113SP.DWG

- PLAT NOTES:**
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
 - ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED. ALL SIGHT DISTANCE TRIANGLES LIE WITHIN THE SIGHT DISTANCE EASEMENT AND PUBLIC RIGHT-OF-WAY DEDICATED WITH THIS PLAT.
 - ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. NO DIRECT DRIVEWAY ACCESS TO NE 107TH AVENUE WILL BE PERMITTED.
 - ROOF AND DRAIN, SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT 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 MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
 - HOUSES ON LOTS 2, 3 AND 4 SHALL BE CONSTRUCTED WITH EITHER A TWO CAR GARAGE, OR OTHERWISE PROVIDE A MINIMUM OF THREE PARKING SPACES ON EACH LOT. THE DUPLEX UNIT SHALL PROVIDE TWO SPACES PER UNIT, FOR A TOTAL OF AT LEAST 4 SPACES FOR THE LOT.
 - MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.280.130.
 - 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.
 - A CORNER EASEMENT DEDICATED TO CLARK COUNTY WITH THIS PLAT.
 - 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 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.
 - IN THE EVENT OF THE LOSS OF THE ENCROACHED AREA OF EXISTING FENCE LINE ALONG THE EAST LINE OF LOT 4, NET LOT AREA WILL STILL MEET MINIMUM LOT SIZE AND DIMENSION REQUIREMENTS.



MAPLE MANOR SHORT PLAT



Legend

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

Notes:

113.0 0 56.49 113.0 Feet

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

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