

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Provence LLC
DATE: October 17, 2018
REQUESTED ACTION: Acceptance of Plat Recording ~ Orchards View Estates ~
FLD2018-00026
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Orchards View Estates ~
PLD2017-00062 ~ FLD2018-00026

Project review: The application vested on October 31, 2017. A pre-application conference was held
April 13, 2017, Preliminary approval was issued on January 12, 2018. Final engineering approval was
granted May 22, 2018.

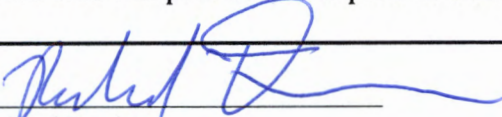
Zoning: R1-5; **Lot Size:** The R1-5 zone has a minimum average lot area of 5,000 square feet and a
maximum average lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 4,533
square feet to 5,951 square feet with an average lot size of 5,011

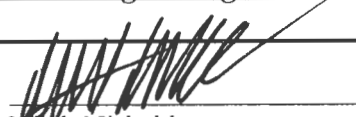
COMMUNITY OUTREACH

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 December 28, 2017. Notice of the application and hearing were
posted on the site by the applicant on December 23, 2017.

DISTRIBUTION:

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


Richard Daviau
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

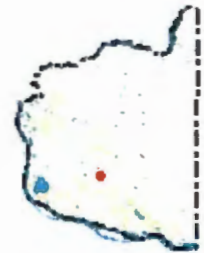
DATE: 10-24-12

SR# _____





Orchards View Estates FLD2018-00026



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

Notes:



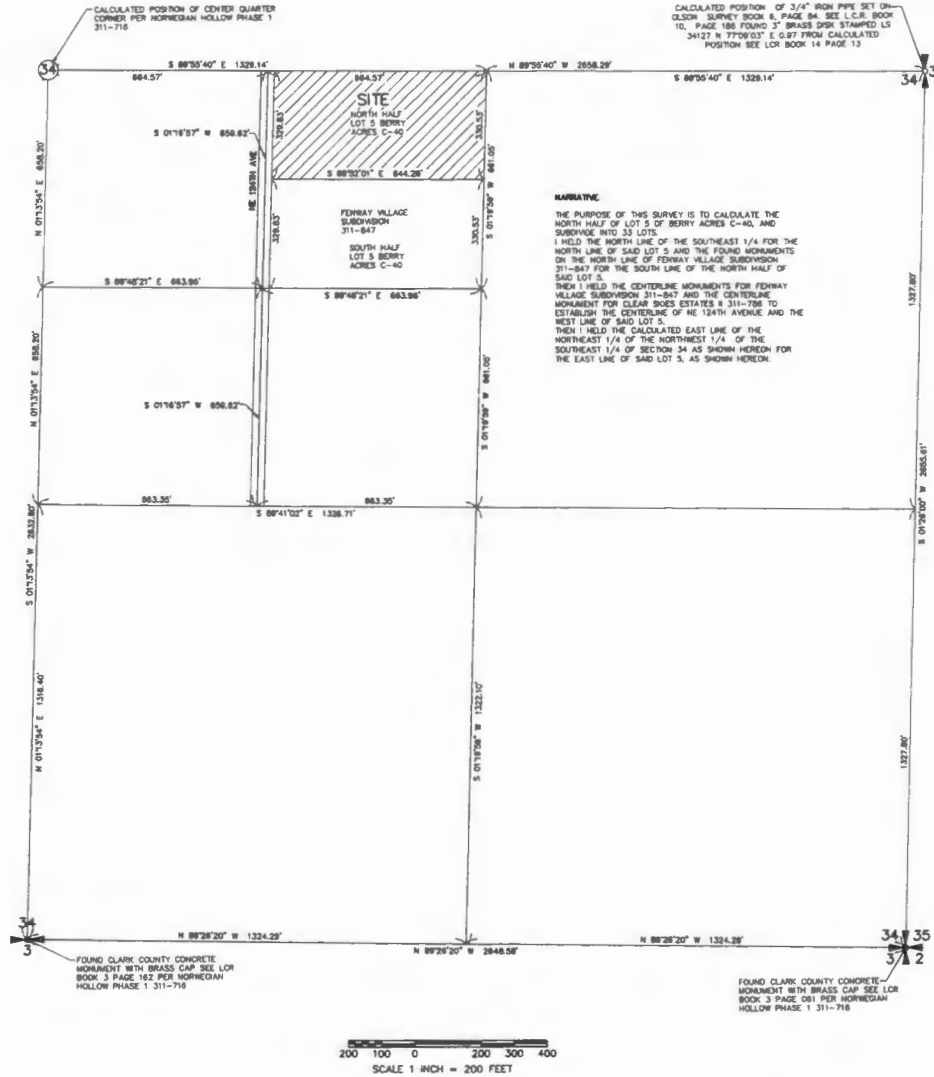
1: 1,186

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

PLAT NOTES:

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
2. 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, TRACTS, AND THE (6) FEET ADJACENT TO THE PRIVATE DRIVEWAY/UTILITY EASEMENTS ON LOTS 28-31 AND 19-22 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.
3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. DIRECT DRIVEWAY ACCESS ONTO NE 124TH AVENUE IS NOT ALLOWED.
4. MOBILE HOMES ARE NOT PERMITTED ON LOTS WITHIN THIS PLAT PURSUANT TO CCC 40.260.130.
5. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND 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.
6. 46' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
7. 20' PRIVATE DRIVEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 28 THRU 31 TO BE MAINTAINED BY LOTS 28 THRU 31 WITH AN EASEMENT GRANTED TO CLARK PUBLIC UTILITIES AND CLARK REGIONAL WASTE WATER DISTRICT.
8. 8' 20' PRIVATE DRIVEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 19 THRU 22 TO BE MAINTAINED BY LOTS 19 THRU 22 WITH AN EASEMENT GRANTED TO CLARK PUBLIC UTILITIES, AND CLARK REGIONAL WASTE WATER DISTRICT.
9. ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
10. ROOF AND CRAWL 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 OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
11. 10' FOOT CLARK PUBLIC UTILITY POWER EASEMENT GRANTED WITH THIS PLAT.



ORCHARDS VIEW ESTATES

A SUBDIVISION IN A PORTION OF LOT 5 OF BERRY ACRES C-40 IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34 T. 3 N., R. 2 E., W.M. CLARK COUNTY WASHINGTON. 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 _____ ORCHARDS VIEW ESTATES
 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 _____

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 33 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____
 IN BOOK _____ OF PLATS, AT PAGE _____
 AT THE REQUEST OF _____ PROVIDENCE, LLC.
 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.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR _____ DATE _____
 PLS # 35477

BASES OF BEARINGS IN BERRY ACRES C-40 ALONG THE SOUTH LINE OF NE 1/4 OF SECTION 34 AS PER MARBELLA TOWNHOMES 311-844



DEED REFERENCE:

GRANTOR: TIM C. LOWERY,
 GRANTEE: PROVIDENCE, LLC,
 APN: 8401633
 DATED: 5-10-2017

SURVEY REFERENCES:

- 1) NORWEGIAN HOLLOW PHASE 1 BOOK 311 PAGE 716
- 2) FENWAY VILLAGE SUBDIVISION BOOK 311 PAGE 847
- 3) BERRY ACRES VOLUME "C" PAGE 40
- 4) MINISTER SHORT PLAT BOOK 2 PAGE 279
- 5) LAWSON SURVEY BOOK 59 PAGE 88
- 6) LAWSON SURVEY BOOK 33 PAGE 109
- 7) MINISTER SURVEY BOOK 23 PAGE 138
- 8) PRAIRIE MEADOWS COMMONS BOOK 311 PAGE 734
- 9) MARBELLA TOWNHOMES BOOK 311 PAGE 844
- 10) CLEAR SHOES ESTATES II BOOK 311 PAGE 786
- 11) PRAIRIE CROSSING BOOK 311 PAGE 955

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

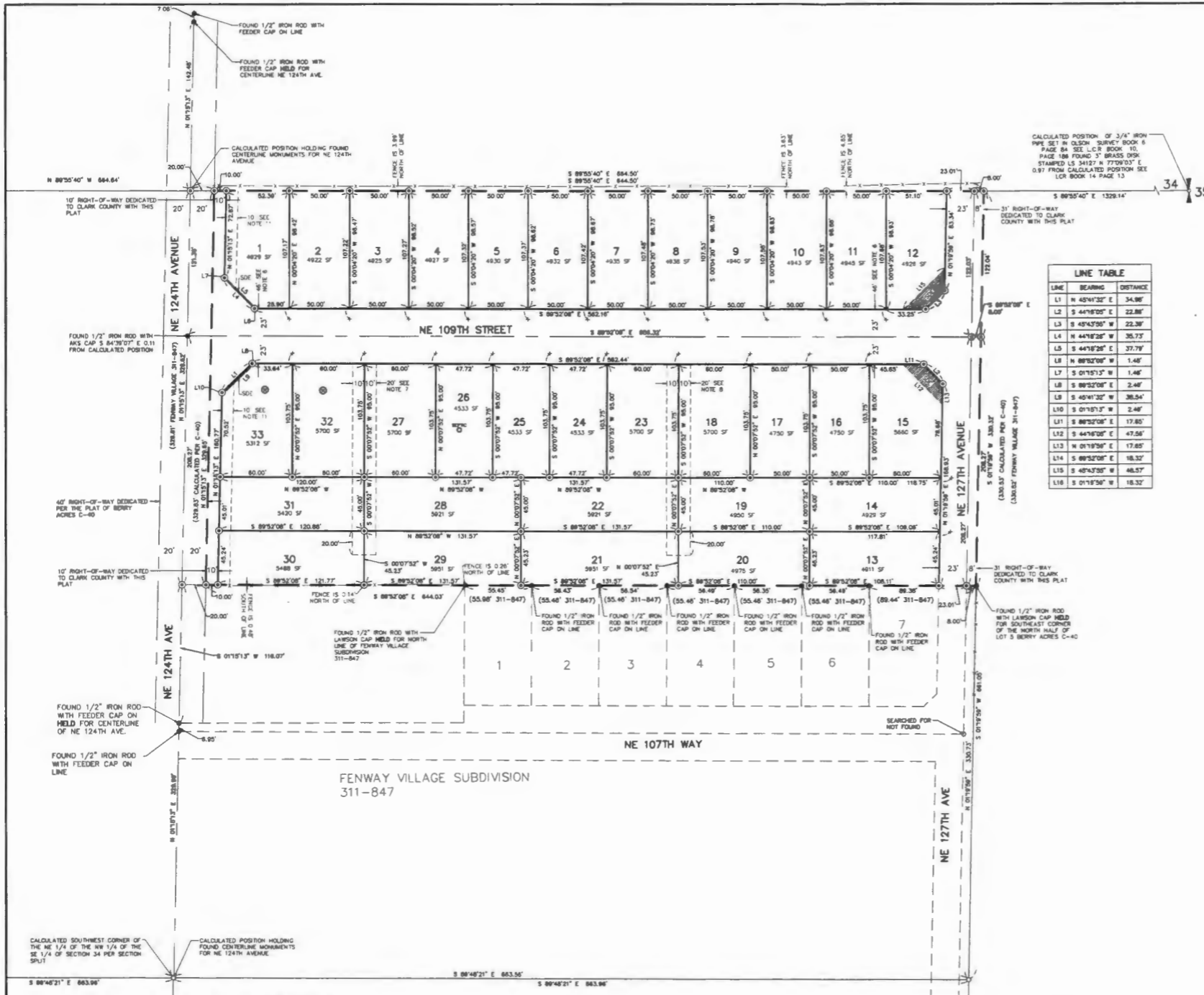
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-24-17.

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

JOB NO. 12-120.
 DATE: 4-22-18
 CALC BY: DAD
 DRAWN BY: DED
 CHECKED BY: DAD
 FILE: 17120PLAT.DWG

ORCHARDS VIEW ESTATES

A SUBDIVISION IN A PORTION OF
 LOT 5 OF BERRY ACRES C-40 IN A
 PORTION OF THE NW 1/4 OF THE
 SE 1/4 OF SECTION 34
 T. 3 N., R. 2 E., W.M
 CLARK COUNTY WASHINGTON.
 SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	N 45°41'32" E	34.98'
L2	S 44°18'00" E	22.88'
L3	S 45°43'50" W	22.30'
L4	N 44°18'28" W	35.73'
L5	S 44°18'28" E	37.79'
L6	N 89°52'08" W	1.48'
L7	S 01°51'51" W	1.48'
L8	S 89°52'08" E	2.48'
L9	S 45°41'32" W	38.54'
L10	S 01°51'51" W	2.48'
L11	S 89°52'08" E	17.85'
L12	S 44°18'00" E	47.56'
L13	N 01°19'50" E	17.85'
L14	S 89°52'08" E	18.32'
L15	S 45°43'50" W	48.57'
L16	S 01°18'50" W	18.32'

- SURVEY REFERENCES:**
- 1) NORWEGIAN HOLLOW PHASE 1 BOOK 311 PAGE 716
 - 2) FENWAY VILLAGE SUBDIVISION BOOK 311 PAGE 847
 - 3) BERRY ACRES VOLUME "C" PAGE 40
 - 4) MINISTER SHORT PLAT BOOK 2 PAGE 279
 - 5) LAWSON SURVEY BOOK 59 PAGE 86
 - 6) LAWSON SURVEY BOOK 33 PAGE 109
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 - 8) PRAIRIE MEADOWS COMMONS BOOK 311 PAGE 734
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 - 11) PRAIRIE CROSSING BOOK 311 PAGE 955

DEED REFERENCE:

GRANTOR: T.M. C. LOWERY,
 GRANTEE: PROVIDENCE, LLC,
 APN: 5401833
 DATED: 5-10-2017

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
 - INDICATES CALCULATED POSITION NOTHING SET
 - SF INDICATES SQUARE FEET
 - SDE INDICATES SIGHT-DISTANCE EASEMENT
 - ⊙ INDICATES DECOMMISSIONED WELL PER CONTRACTORS AS-BUILT LOCATION ON LOTS 32 AND 33
 - ⊙ INDICATES DECOMMISSIONED SEPTIC PER CONTRACTORS AS-BUILT LOCATION ON LOT 28

BLUES OF BEARINGS IN REFERENCE TO ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 34 AS PER MARBELLA TOWNHOMES 311-844



SCALE 1 INCH = 40 FEET

MINISTER-GLAESER SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 894-3313

JOB NO: 17-170
 DATE: 4-22-18
 CALC BY: DAD
 DRAWN BY: JED
 CHECKED BY: DAD
 FILE: 17170PLAT.DWG

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPLE, ETC.

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