

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Viktor Kalmykov
DATE: December 19, 2018
REQUESTED ACTION: Acceptance of Plat Recording ~ Kalmykov Short Plat ~
FLD2018-00043
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Kalmykov Short Plat ~
PLD2018-00013 ~ FLD2018-00043

Project review: The application vested on April 16, 2018. A pre-application conference was held
November 30, 2017. Preliminary approval was issued on July 30, 2018.

Zoning: R1-7.5; **Lot Size:** The R1-7.5 zone has a minimum lot area of 7,500 square feet and a
maximum average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 12,328
square feet to 27,229 square feet.

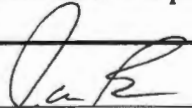
All lots in this plat are above the minimum of 7,500 square feet, as allowed under the
exemption to maximum lot size under CCC 40.220.010 C.2.a


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 May 16, 2018.

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: 12-31-18

SR# _____

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" REBAR WITH "AVERY 50979" CAP SET
- ⊙ INDICATES CALCULATED POSITION NOTHING SET
- Ⓐ INDICATES FENCE CALL, SEE FENCE TABLE FOR DETAIL.

SURVEY REFERENCES:

- 1) "TARE HILLS-2", BOOK H, PAGE 399
- 2) "SONGBIRD SUBDIVISION PHASE 1", BOOK 311, PAGE 535
- 3) SHORT PLAT BOOK 3, PAGE 320
- 4) RECORD OF SURVEY BOOK 40, PAGE 200

DEED REFERENCE:

- (D1)
GRANTOR: MANCY J. SLUDWICK
GRANTEE: VIKTOR KALMYKOV
AFN: 5414395
DATE: 06-20-2017
- (D2)
GRANTOR: RAYMOND W. SCHMIDT, CO-TRUSTEE
GRANTEE: RAYMOND W. SCHMIDT
AFN: 5286463
DATE: 05-23-2016
- (D3)
GRANTOR: WERNER H. BAUMGARTEN, ET UX
GRANTEE: JESS J. WILLIAMS, ET UX
AFN: 5309992
DATE: 05-01-2017

KALMYKOV SHORT PLAT

A SHORT PLAT IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF SECTION 33
T. 3 N., R. 1 E., W.M. CLARK COUNTY, WA
SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON,
1991, TO BE KNOWN AS: KALMYKOV SHORT PLAT
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 ENGINEER

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. 56.17 LAWS OF WASHINGTON.

Chris Avery 12-6-18
CHRISTOPHER S. AVERY PROFESSIONAL LAND SURVEYOR
PLS # 50979 DATE

CLARK COUNTY HEALTH DEPARTMENT:

- LOTS 1 THRU 2 ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED,
SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 - AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
 - LOT 1 MAY CONTINUE TO BE SERVED BY THE EXISTING INDIVIDUAL
ON-SITE SEWAGE SYSTEM, AS LONG AS THE SYSTEM IS FUNCTIONING
PROPERLY, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

CLARK COUNTY HEALTH OFFICER

DATE _____

AUDITOR'S CERTIFICATE:

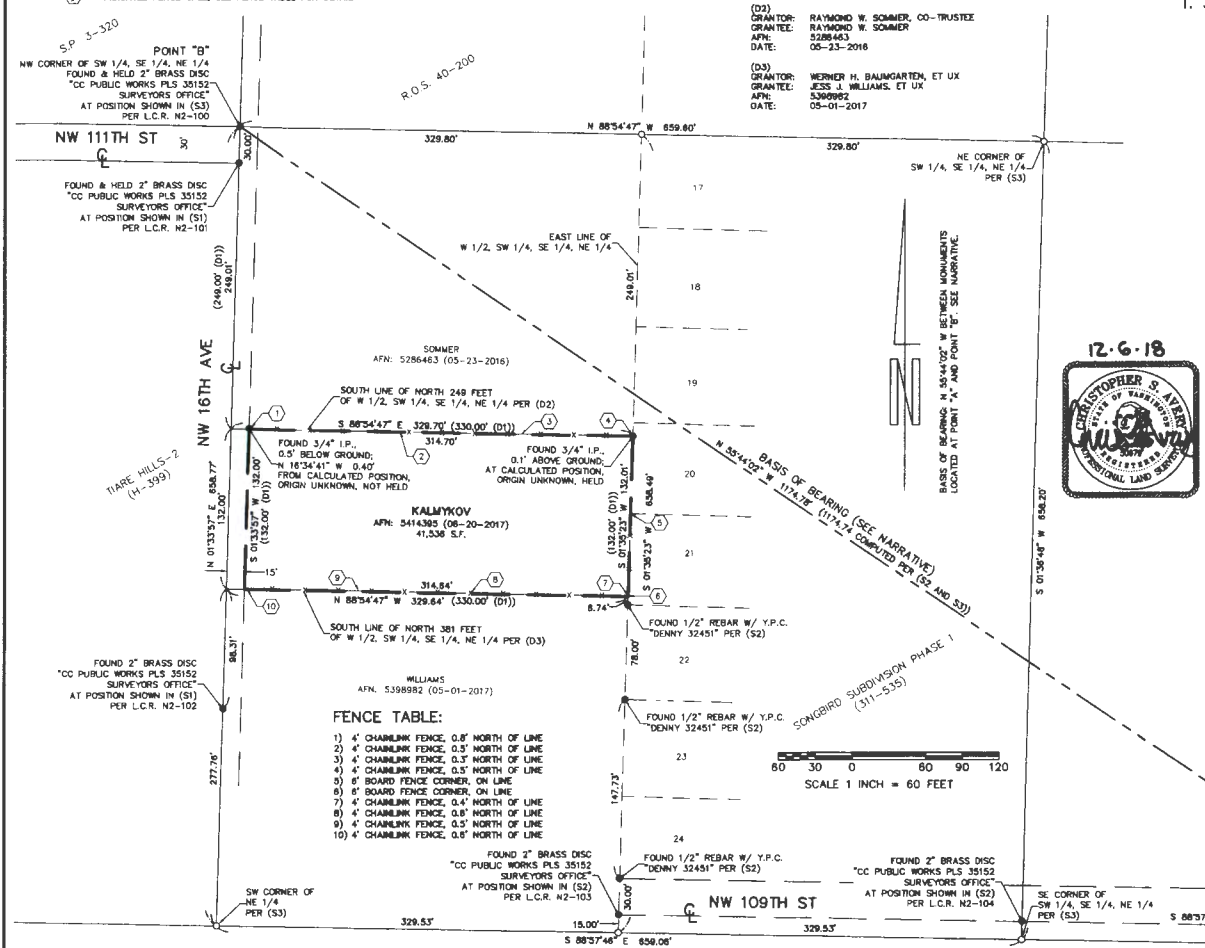
FILED FOR RECORD THIS _____ DAY OF _____ 20____

IN BOOK _____ OF SHORT PLATS, AT PAGE _____

AT THE REQUEST OF VIKTOR KALMYKOV

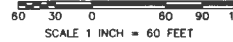
FILE NUMBER _____

CLARK COUNTY AUDITOR



FENCE TABLE:

- 1) 4' CHAINLINK FENCE, 0.8' NORTH OF LINE
- 2) 4' CHAINLINK FENCE, 0.3' NORTH OF LINE
- 3) 4' CHAINLINK FENCE, 0.3' NORTH OF LINE
- 4) 4' CHAINLINK FENCE, 0.5' NORTH OF LINE
- 5) 8' BOARD FENCE CORNER, ON LINE
- 6) 8' BOARD FENCE CORNER, ON LINE
- 7) 4' CHAINLINK FENCE, 0.4' NORTH OF LINE
- 8) 4' CHAINLINK FENCE, 0.8' NORTH OF LINE
- 9) 4' CHAINLINK FENCE, 0.5' NORTH OF LINE
- 10) 4' CHAINLINK FENCE, 0.8' NORTH OF LINE



SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE AND MONUMENT THE BOUNDARY OF (D1). WE FIRST
CREATED A MATHEMATICAL COORDINATE MODEL OF (S1), (S2), (S3) AND (S4). WE THEN USED THE
W.S.R.N. AND A GPS BASE AND ROVER TO LOCATE THE FOUND MONUMENTS AND ESTABLISHED
ADDITIONAL ON-SITE RANDOM CONTROL POINTS. ANY MONUMENTS AND IMPROVEMENTS THAT COULD BE
DIRECTLY OBSERVED BY GPS PROCEDURES WERE LOCATED USING A 3-SECOND TOTAL STATION
INSTRUMENT WITH AN ELECTRONIC DATA COLLECTOR. SAID MODEL WAS THEN TRANSLATED TO POINT "A"
AND ROTATED TO POINT "B".

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 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 07-28-17.



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

JOB NO. 17-207
DATE: 12-08-18
CALC BY: DLS
DRAWN BY: CSA
CHECKED BY: DLS
FILE: 17207SP.DWG

BASIS OF BEARING: N 88°54'47" W BETWEEN MONUMENTS LOCATED AT POINT "A" AND POINT "B". SEE NARRATIVE.



SCALE 1 INCH = 20 FEET

PLAT NOTES:

- BOTH LOTS SHALL UTILIZE THE DRIVEWAY NEAR THE NORTH PROPERTY LINE FOR ACCESS TO NW 16TH AVENUE.
- THE DRIVEWAY EXTENDING TO THE FUTURE HOUSE ON LOT 2 SHALL BE A MINIMUM OF 12 FEET WIDE ALL-WEATHER DRIVING SURFACE WITH AN OVERHEAD CLEARANCE OF 13 FEET 6 INCHES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, 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 DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE STORMWATER FACILITIES.
- THE OWNER(S) OF LOT 2 IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING EACH LOT.
- IN ACCORDANCE WITH CCC 40.810, IMPACT FEES FOR A DWELLING ON LOT 2 SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS, AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: WANKOVNER SCHOOL DISTRICT (SDF), PARK DISTRICT 9 (PDF), AND HAZEL DELL SUB-AREA (HSA), AS FOUND IN CCC 40.810.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 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.
- AT THE TIME OF FAILURE OF THE ON-SITE SEWER SYSTEM ON LOT 1, PUBLIC SEWER SHALL BE PROVIDED.
- FURTHER LAND DIVISIONS OF EITHER LOT IN THIS PLAT SHALL MEET THE DENSITY REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT.

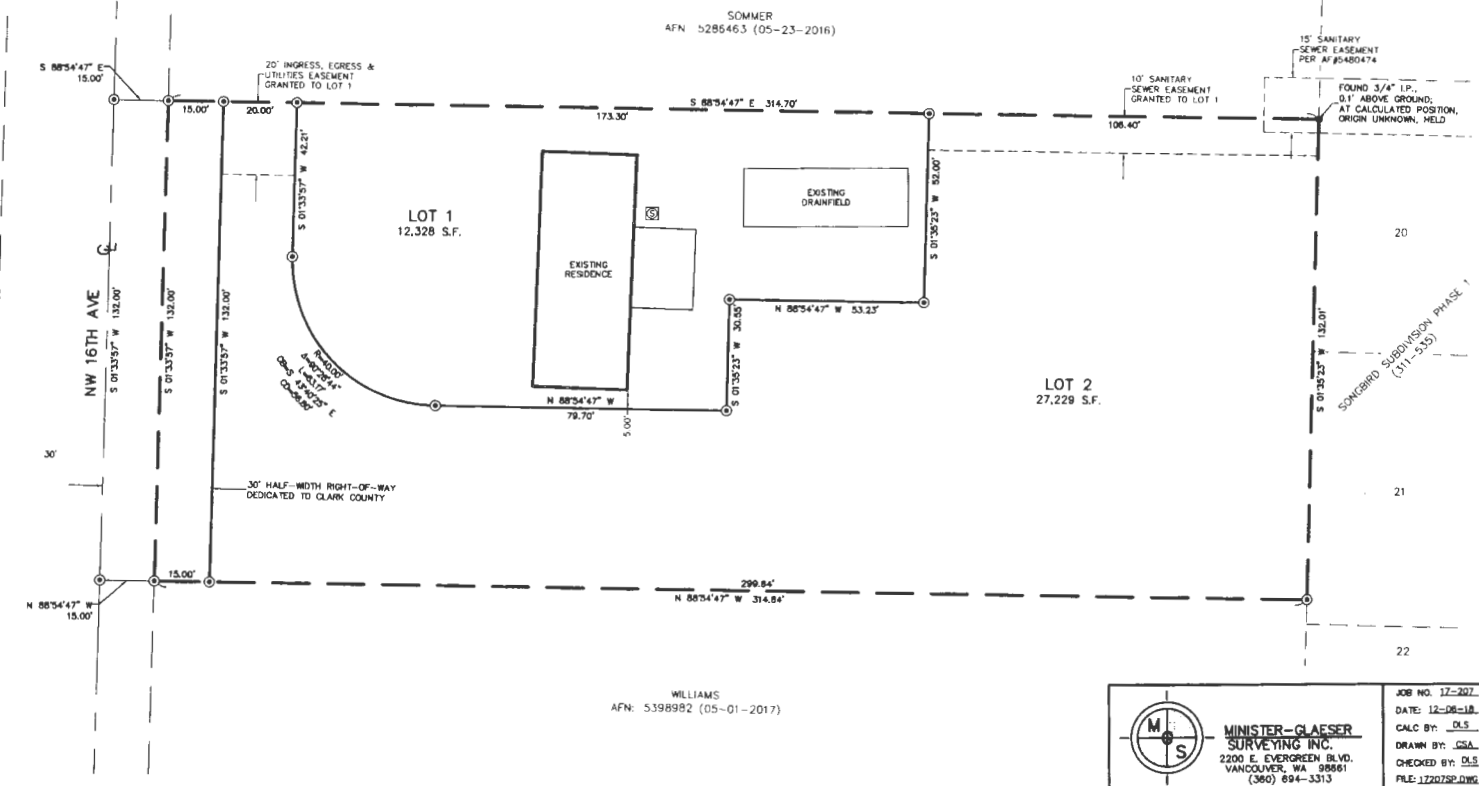
KALMYKOV SHORT PLAT

A SHORT PLAT IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33 T. 3 N., R. 1 E., W.M. CLARK COUNTY, WA SHEET 2 OF 2

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
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- ☒ INDICATES EXISTING SEPTIC TANK

TAKE HILLS-2 (11-1989)

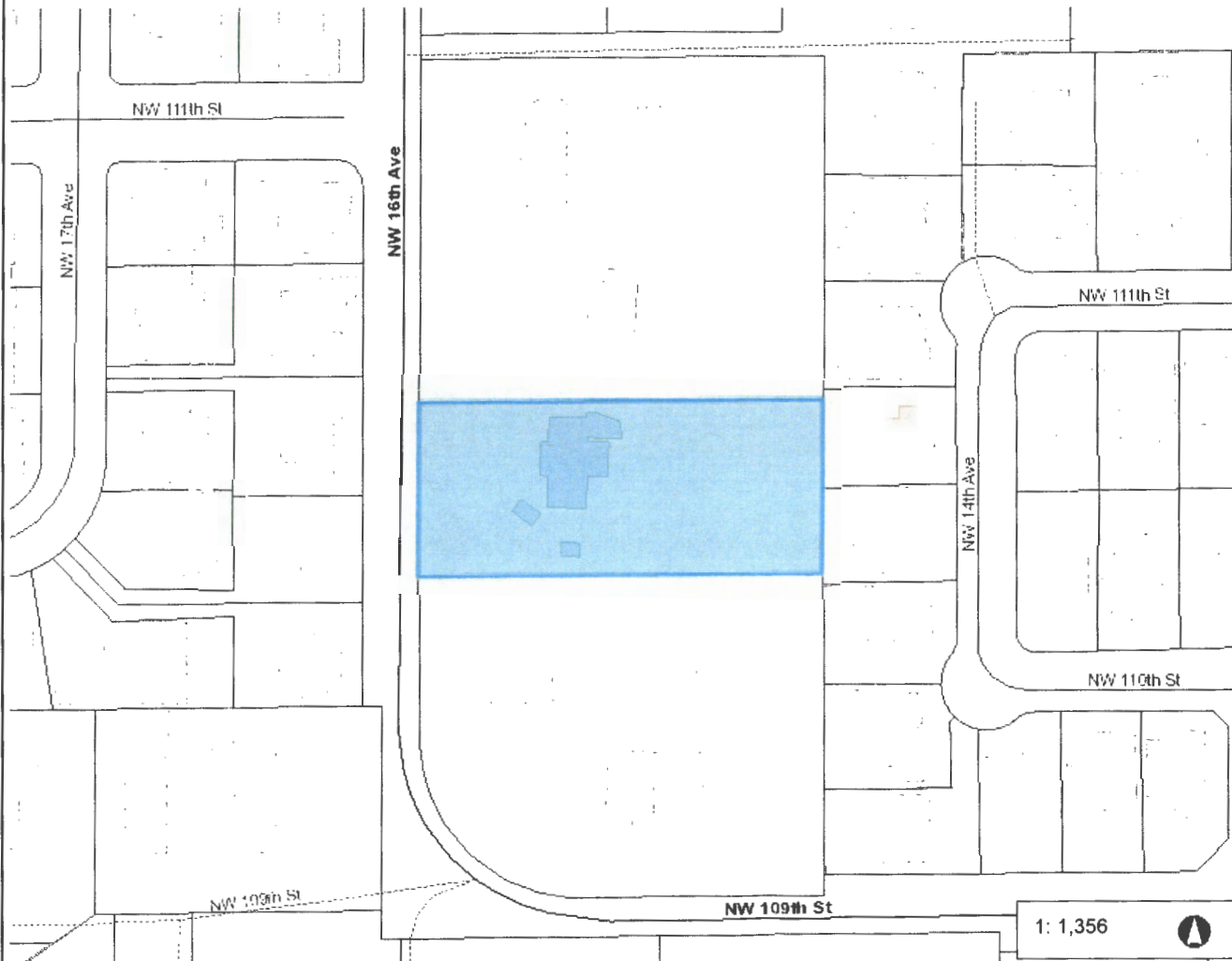


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JOB NO. 12-207
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 CALC BY: DLS
 DRAWN BY: GSA
 CHECKED BY: DLS
 FILE: 12207SP.DWG

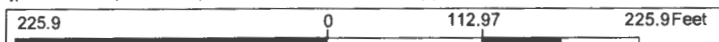


KALMYKOV SHORT PLAT



- 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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1: 1,356