

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Dave Galanter
DATE: December 14, 2018
REQUESTED ACTION: Acceptance of Plat Recording ~ Johns Landing Subdivision
FLD2017-00070
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Johns Landing Subdivision ~ PLD2017-00013 ~ FLD2017-00070

Project review: The application contingently vested on January 12, 2006. A pre-application conference was held February 2, 2006, Preliminary approval was issued on August 31, 2007. Final engineering approval was granted November 3, 2017.

Zoning: R-18; **Lot Size:** The R-18 zone has a minimum lot area of 1,800 square feet and must meet the minimum density of 12 dwelling units per acre and a maximum density of 18 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 2,330 square feet to 4,095 square feet.

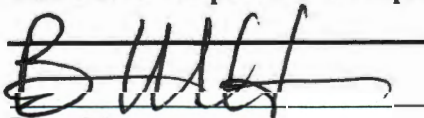
- All lots in this plat are above the minimum of 1,800 square feet and meet the development density requirements of the R-18 zone.

COMMUNITY OUTREACH

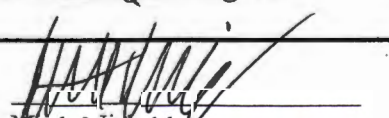
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on March 21, 2007. Notice of the application and hearing were posted on the site by the applicant on May 9, 2007.

DISTRIBUTION:

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



Bryan Mattson
Planner
Community Development



Mitch Nickolds
Director
Community Development

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

APPROVED: *[Signature]*
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 12-27-10

SR# _____

COUNTY PLANNING DIRECTOR

APPROVED BY _____ DATE _____

CLARK COUNTY PUBLIC WORKS

APPROVED BY _____ DATE _____

COUNTY ASSESSOR

THIS PLAN MEETS THE REQUIREMENTS OF R.C.M. 40.01 AND 40.02 OF THE UNIFORM ACT, 1947, AS AMENDED.

JOHN'S LANDING
SUBDIVISION PLAN NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON
COUNTY ASSESSOR

COUNTY AUDITOR

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

CLARK COUNTY MANAGER

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

THIS _____ DAY OF _____, 2018

CLARK COUNTY MANAGER

CLARK COUNTY HEALTH DEPARTMENT

LOTS 1-22 ARE APPROVED IF AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE REQUIRED.

COUNTY HEALTH OFFICER _____ DATE _____

CITY OF VANCOUVER NOTE

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, MAINTAINING, REPLACING, EXTENDING, REPAIRING, OPERATING AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES; AND PROVIDING NEW SERVICES TO USERS OF SUCH SERVICES AS APPROVED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE, ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND CONSENT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS OR PRIOR TO PLANTING TREES OF OTHER TYPES OF VEGETATION, WITH THE PERMITS (LOCAL AREA ORDINANCES) AND SHOWING HEREON.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR OR (E) FEET AT THE BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS AND ALL OF TRACT "Y" FOR THE INSTALLATION, CONSTRUCTION, MAINTAINING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER, CITY OF VANCOUVER PUBLIC WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING NO MOUNTAIN TRANSFORMERS ARE SUBJECT TO THE UTILITY EASEMENTS AS SET FORTH BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALSO, A SEWERLINE EASEMENT, AS NECESSARY AND TO COMPLY WITH AID SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR OR (E) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO THE STREETS.

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE HIGHEST STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIDELITY THIS PLAN AS SHOWN, AS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

PROFESSIONAL LAND SURVEYOR NO. 44624



(DETAIL A NOT TO SCALE)

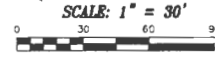
DDED REFERENCES

GRANTEE: DEP 2, LLC
GRANTEES: DEP 2, LLC AND TRAPER CRANE, LLC
A.P. # 3414319.0
DATE: 06/20/2017

JOHN'S LANDING

BASIS OF BEARINGS

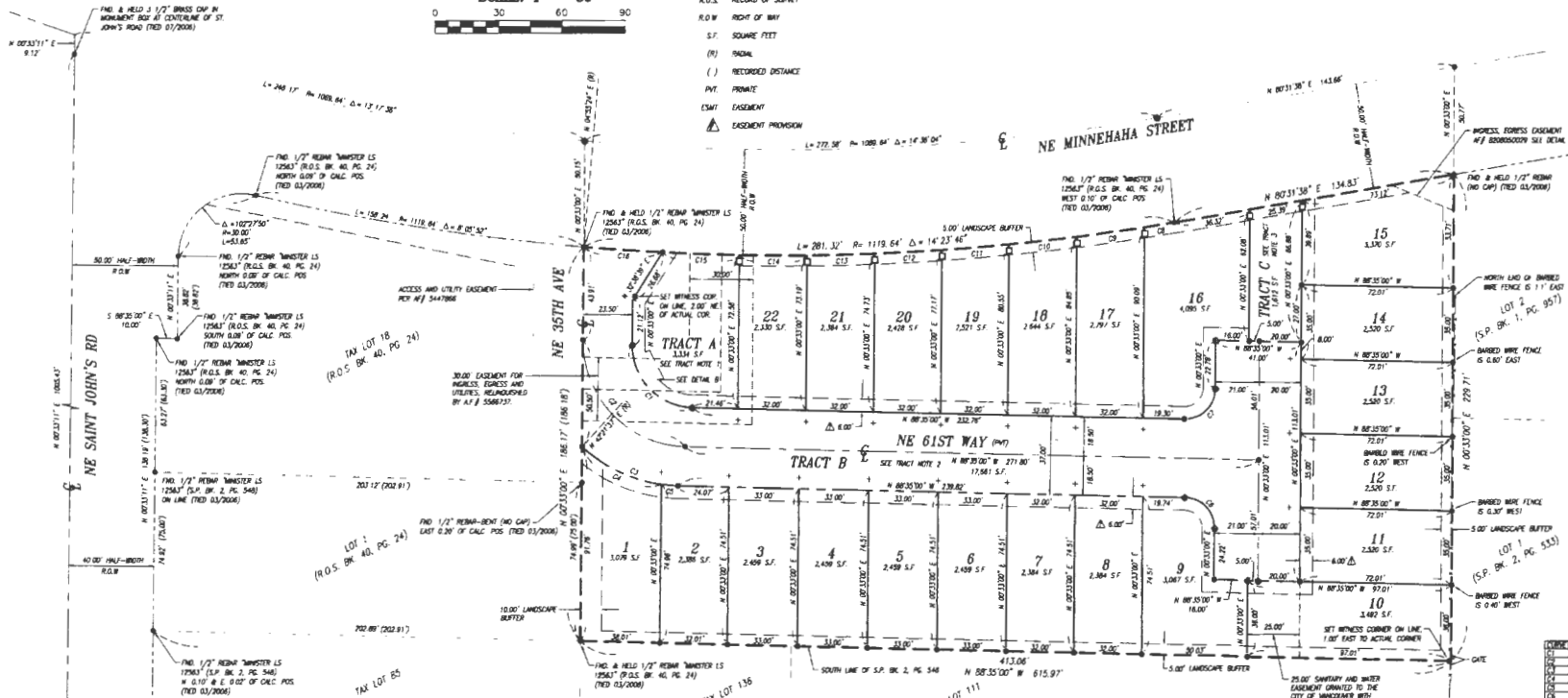
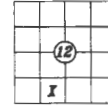
THE WEST LINE OF LOT 2 OF R.O.S. REC. IN BOOK 40 AT PAGE 548 BEING N 02°33'00" E



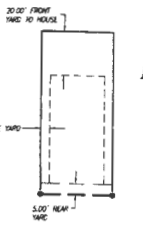
LEGEND

- SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG. PLS. 48624) DURING THIS SURVEY.
- SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG. PLS. 48624) SET WITHOUT CORNER ON LINE, 1.00' SOUTH OF ACTUAL CORNER DURING THIS SURVEY.
- ◆ SET BRASS SCREW WITH MARKER (OLSON ENG. PLS. 48624) SET ON CONCRETE.
- FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- ◆ SET BRASS SCREW WITH MARKER (OLSON ENG. PLS. 48624) SET ON CURB, 6.00' FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL CORNER. SEE CURB SCREW TABLE FOR DISTANCE FROM FRONT LOT CORNER.
- CALC. POS. CALCULATED POSITION
- ◇ FOUND FOUND
- S.P. SHORT PLAT
- R.O.S. RECORD OF SURVEY
- R.O.W. RIGHT OF WAY
- S.F. SQUARE FEET
- (R) RADIAL
- (L) RECORDED DISTANCE
- P.V.T. PRIVATE
- ESMT EASEMENT
- △ EASEMENT PROVISION

A SUBDIVISION IN THE JOHN C. DODD D.L.C., IN A PORTION OF LOT 2 OF S.P. RECORDED IN BOOK 2, AT PAGE 548, LOCATED IN THE SE 1/4, OF THE SW 1/4 OF SEC. 12, T2N, R1E, W.M., CLARK COUNTY, WASHINGTON DECEMBER 18

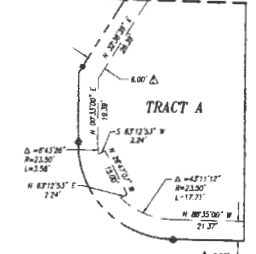


TYPICAL SETBACKS



BUILDING SETBACKS

FRONT YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 4 FEET
SIDE STREET SETBACK - 10 FEET
REAR YARD SETBACK - 5 FEET
BUILDING SETBACK - 8 FEET
MINNEHAHA STREET SETBACK - 10 FEET
MAXIMUM BUILDING HEIGHT - 35 FEET



CLARK COUNTY REQUIRED NOTES

- 1) OBSTRUCTIONS AND OTHER STRUCTURES ON THE LOTS IN THIS PLAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEWER, HOODY REGULATIONS, LOT CONFORMANCE, PARKING STANDARDS, AND OTHER APPLICABLE STANDARDS FOR THE R-16 ZONE IN CCC 40.02000.
- 2) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.150.
- 3) DIRECT ACCESS TO NE MINNEHAHA STREET IS PROHIBITED FROM THE LOTS IN THIS PLAT.
- 4) PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SEWERLAYS SHALL BE CONSTRUCTED ALONG ALL RESPECTIVE LOT FRONTAGES.
- 5) THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES.
- 6) ROOF AND GUTTER SPACED DRAINS SHALL BE INSTALLED PER APPROVED AS-BUILT CONSTRUCTION PLANS UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

TRACT NOTES

- 1) TRACT A IS A STORMWATER WATER FACILITY AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH THIS PLAT. A STORMWATER EASEMENT FOR ACCESS AND INSPECTION PURPOSES IS GRANTED TO CLARK COUNTY OVER ALL OF TRACT A WITH THIS PLAT.
- 2) TRACT B CONTAINS ALL PRIVATE ROADS WITHIN THIS DEVELOPMENT AND IS GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THIS PLAT. A PUBLIC WATER EASEMENT IS GRANTED TO THE CITY OF VANCOUVER OVER ALL OF TRACT B WITH THIS PLAT. A SANITARY SEWER EASEMENT IS GRANTED TO THE CITY OF VANCOUVER OVER ALL OF TRACT B WITH THIS PLAT. A STORMWATER EASEMENT FOR ACCESS AND INSPECTION PURPOSES IS GRANTED TO CLARK COUNTY OVER ALL OF TRACT B WITH THIS PLAT.
- 3) TRACT C CONTAINS A JUMP DRIVEWAY FOR LOTS 14 & 15 AND IS TO BE OWNED AND MAINTAINED BY THE CLCA. A PUBLIC WATER EASEMENT IS GRANTED TO THE CITY OF VANCOUVER OVER ALL OF TRACT C WITH THIS PLAT. A SANITARY SEWER EASEMENT IS GRANTED TO THE CITY OF VANCOUVER OVER ALL OF TRACT C WITH THIS PLAT. A STORMWATER EASEMENT FOR ACCESS AND INSPECTION PURPOSES IS GRANTED TO CLARK COUNTY OVER ALL OF TRACT C WITH THIS PLAT.

CURB SCREW TABLE

TRACT	SCREW	BEARING	DIST.
11	1	N 02°33'00" E	1.00'
11	2	N 02°33'00" E	1.00'
11	3	N 02°33'00" E	1.00'
11	4	N 02°33'00" E	1.00'
11	5	N 02°33'00" E	1.00'

CURVE TABLE

TRACT	STATION	CHORD BEARING	CHORD LENGTH
11	1+00.00	N 02°33'00" E	1.00
11	1+25.00	N 02°33'00" E	2.50
11	1+50.00	N 02°33'00" E	5.00
11	1+75.00	N 02°33'00" E	7.50
11	2+00.00	N 02°33'00" E	10.00
11	2+25.00	N 02°33'00" E	12.50
11	2+50.00	N 02°33'00" E	15.00
11	2+75.00	N 02°33'00" E	17.50
11	3+00.00	N 02°33'00" E	20.00
11	3+25.00	N 02°33'00" E	22.50
11	3+50.00	N 02°33'00" E	25.00
11	3+75.00	N 02°33'00" E	27.50
11	4+00.00	N 02°33'00" E	30.00
11	4+25.00	N 02°33'00" E	32.50
11	4+50.00	N 02°33'00" E	35.00
11	4+75.00	N 02°33'00" E	37.50
11	5+00.00	N 02°33'00" E	40.00

SURVEY REFERENCES

- 1) MANISTEE-CLASHER R.O.S. BK. 40, PG. 24
- 2) MANISTEE-CLASHER SHORT PLAT BK. 2, PG. 548

PROCEDURE

FIELD TRIMMERS WERE PERFORMED WITH A PLOWING 50' TOTAL STATION (27) AND ADJACENT BY LEAST SQUARES. FOR FIELD TRIMMERS MET THE MINIMUM STANDARDS FOR SURVEYS AS DECORATED BY WAC 332-130-000

PG. 1 OF 1 JOB# 7929.02.01
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FILE: C:\DATA\7929\7929\2018\7929 SURVEY\PLAT\7929.S\FINAL.DWG





JOHN'S LANDING SUBDIVISION



Legend

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

Notes:

1: 1,356

225.9 0 112.97 225.9 Feet
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

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