

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Autumn Woods
DATE: September 5, 2018
REQUESTED ACTION: Acceptance of Plat Recording ~ Kimber Estates ~
FLD2018-00041
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Kimber Estates ~ PLD2017-00082 ~ FLD2018-00041

Project review: The application vested on December 29, 2017. A pre-application conference was held August 10, 2017, Preliminary approval was issued on April 11, 2018. Final engineering approval was granted July 27, 2018.

Zoning: R1-10; **Lot Size:** The R1-10 zone has a minimum lot area of 10,000 square feet and a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 11,021 square feet to 12,947 square feet.

X All lots in this plat are above the minimum of 10,000 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 March 14, 2018. Notice of the application and hearing were posted on the site by the applicant on February 9, 2018.

DISTRIBUTION:

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


Richard Daviau
Planner
Community Development


Mitch Nickolds
Interim 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: 12-19-18

SR# _____

KIMBER ESTATES

PRELIMINARY APPROVED AS KIMBERTHWAITE SUBDIVISION
 BEING A PORTION OF LOT 6 "MERRIFIELD'S TEN ACRE HOMES" (D-64)
 LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 1,
 TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
 CLARK COUNTY, WASHINGTON
 DECEMBER, 2018



DEED REFERENCES

STATUTORY WARRANTY DEED
 GREGORY PASTUSHOK
 TO
 AUTUMN WOODS LLC
 AFN 5524099

STATUTORY WARRANTY DEED
 SADE PROPERTIES LLC
 TO
 AUTUMN WOODS LLC
 AFN 5534087

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: _____ DATE _____
 CLARK COUNTY PLANNING DIRECTOR

COUNTY ASSESSOR

THIS PLAN MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1981, TO BE
 KNOWN AS "KIMBER ESTATES" PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER

APPROVED AND ACCEPTED BY THE CLARK COUNTY MANAGER,
 CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2018

CLARK COUNTY MANAGER _____

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ DATE _____
 CLARK COUNTY ENGINEER

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2018,
 IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF AUTUMN WOODS
 LLC.
 AUDITOR'S FILE NUMBER _____
 COUNTY AUDITOR _____

PLAT NOTES

- DEMOLITION PERMITS SHALL BE ACQUIRED PRIOR TO THE REMOVAL OF EXISTING STRUCTURES - SITE TO BE FREE OF ASBESTOS AND LEAD BASE PARTS PRIOR TO DEMOLITION.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERMINING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLIVIA 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.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SEWERLINES SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC ROADS, PRIVATE ACCESS EASEMENTS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PAD-MOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK UTILITY 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.
- ALL SIGHT DISTANCE TRIANGLES (EASEMENTS) SHALL BE MAINTAINED.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.300 DIRECT DRIVEWAY ACCESS ONTO NE 96TH STREET IS NOT ALLOWED.
- WATER MAINS SUPPLYING FIRE FLOW AND FIRE HYDRANTS SHALL BE INSTALLED, APPROVED AND OPERATIONAL.
- ROOF AND GRASS SPACE DRAINS FOR ALL LOTS OF THIS 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.
- IN ACCORDANCE WITH CCC 40.610, IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED ON THE FOLLOWING DISTRICTS: EVERGREEN SCHOOL DISTRICT (SE), PARK DISTRICT 5 (PE) AND ORCHARDS SUB-AREA (OS). AS FOUND IN CCC 40.610.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL STRUCTURE ON-SITE SHALL BE REMOVED, MEETING THE REQUIREMENTS OF THE CLARK COUNTY BUILDING DIVISION PRIOR TO FINAL PLAT APPROVAL.
- THE FOLLOWING PARTY(S) ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: KIMBER ESTATES HOA

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "AKS ENGR 34127"
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 34127" IN CURVE ON PROJECTION OF THE LINE AT A DISTANCE OF 5.50' FROM THE FRONT LOT CORNER
- FOUND MONUMENT AS NOTED IN MONUMENT TABLE (RED 07-14-2017)
- AFN AUDITOR'S FILE NUMBER
- CL CENTERLINE
- LCR LAND CORNER RECORD
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- HOA HOME OWNERS ASSOCIATION
- Ⓢ APPROX. LOCATION OF DECOMMISSIONED WELL
- () RECORD DATA PER SURVEY REFERENCE
- Ⓢ MONUMENT TABLE NOTE

SURVEY REFERENCES

- RECORD DATA PER SHORT PLAT 3-944
- RECORD DATA PER SURVEY 41-199
- RECORD DATA PER SURVEY 48-53
- RECORD DATA PER PLAT "MERRIFIELD'S TEN ACRE HOMES" (D-64)
- RECORD DATA PER PLAT "FARMHOLE ESTATES" (311-456)
- RECORD DATA PER PLAT "COUNTRY LANE II PHASE II" (4-547)
- RECORD DATA PER PLAT "COUNTRY LANE I PHASE II" (310-714)
- RECORD DATA PER AFN 5524099
- RECORD DATA PER AFN 5534087

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT 12 RESIDENTIAL LOTS AND CREATE TRACT A AND EASEMENTS FROM THE CITED AUTUMN WOODS LLC TRACTS AS SHOWN. RECORD BEARING OF SOUTH 87°15'01" EAST WAS HELD BETWEEN FOUND MONUMENTS AT THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 1 AS SHOWN IN SHORT PLAT BOOK 3, PAGE 944. A CONTROL TRAVERSE WAS RUN BETWEEN THESE CORNERS AND NOTATED TO SAID RECORD BEARING. A SECOND SUB-LOOP TRAVERSE WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER CONTROLLING MONUMENTS. BOTH TRAVERSES MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSE. A TRIANGLE 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

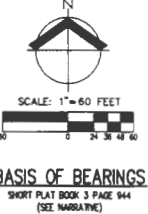
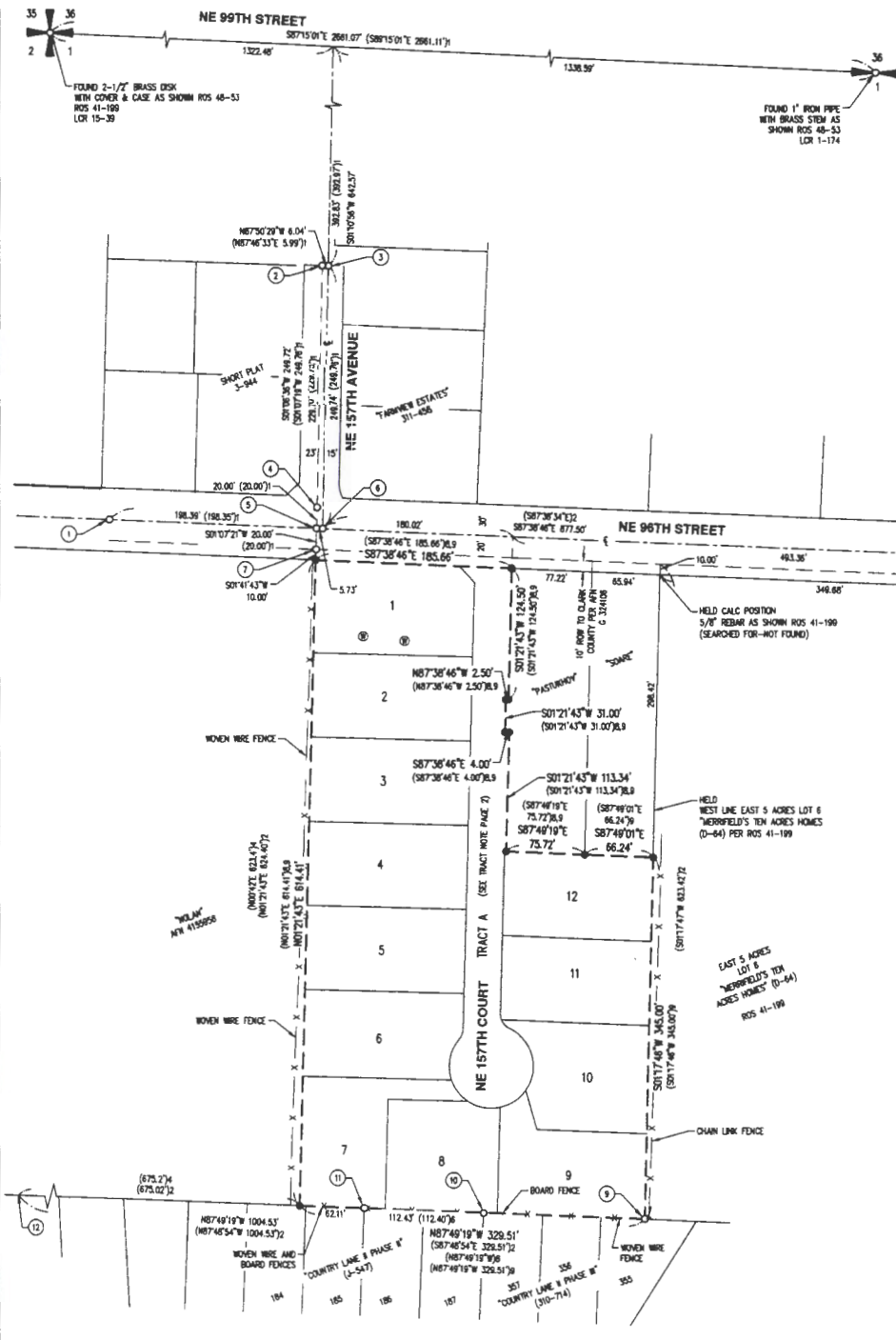
LAND SURVEYOR'S CERTIFICATE

I, CARL A. BUESDA, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2018 - DECEMBER 2018 THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.

Carl A. Buesda 12/13/2018
 PROFESSIONAL LAND SURVEYOR DATE



JOB NAME: KIMBER ESTATES	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE STE 2520 WACOLIVER, WA 98662
JOB NUMBER: 6123	P. 360.882.0419 F. 360.882.0420 aks-ang.com
DRAWN BY: KLT	
CHECKED BY: CAB	ENGINEERING • SURVEYING • NATURAL RESOURCES FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE
DRAWING NO.: 01230PLAT	

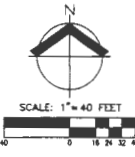
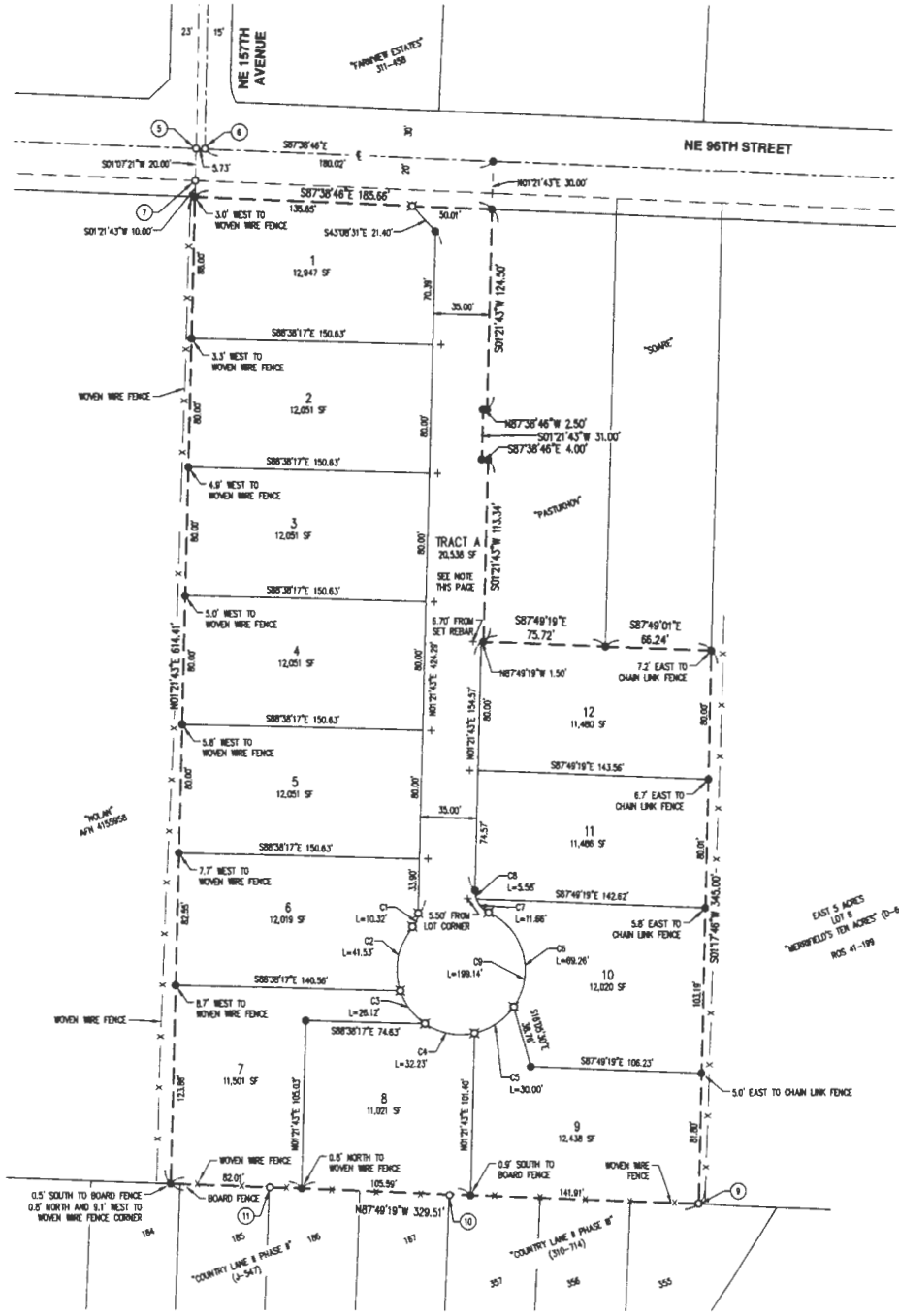


MONUMENT TABLE

- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "TEAM LS 29959", AS SHOWN SHORT PLAT 3-944; HELD FOR CENTERLINE NE 96TH STREET
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "TEAM LS 29959", AS SHOWN SHORT PLAT 3-944; SE CORNER SHORT PLAT 3-944
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "TEAM LS 29959", AS SHOWN SHORT PLAT 3-944; HELD FOR CENTERLINE NE 157TH AVENUE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "TEAM LS 29959", AS SHOWN SHORT PLAT 3-944; HELD FOR CENTERLINE NE 96TH STREET
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "TEAM LS 29959", AS SHOWN SHORT PLAT 3-944; HELD FOR CENTERLINE NE 96TH STREET
- FOUND 1/2" BRASS SCREW AND WASHER INSCRIBED "TEAM LS 29959", IN WANGLE HILL, AS SHOWN SHORT PLAT 3-944; HELD FOR CENTERLINE INTERSECTION NE 157TH AVE AND NE 96TH STREET
- FOUND 1/2" IRON PIPE, AS SHOWN SHORT PLAT 3-944, ROS 41-199, AND ROS 48-53; HELD FOR NW CORNER LOT 8 "MERRIFIELD'S TEN ACRE HOMES" (D-64)
- FOUND & HELD 9/8" REBAR WITH RED PLASTIC CAP INSCRIBED "TEAM LS 29959", AS SHOWN ROS 41-199; HELD FOR SOUTH ROW LINE NE 96TH STREET
- FOUND & HELD 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "TEAM LS 29959", AS SHOWN ROS 41-199; HELD FOR SW CORNER EAST 5 ACRES LOT 9 "MERRIFIELD'S TEN ACRE HOMES" (D-64); 2.3' NORTH WOMEN WIRE FENCE, 4.4' EAST TO CHAIN LINK FENCE EXTENSION
- FOUND DISTURBED 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "OLSON ENGR PLS 26352", NE CORNER LOT 187 "COUNTRY LANE II PHASE II" (4-547); 0.45' SOUTH OF LINE, 0.4' SOUTH TO BOARD FENCE
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "OLSON ENGR PLS 26352", NW CORNER LOT 186 "COUNTRY LANE II PHASE II" (4-547); ON LINE, 1.2' NORTH TO WOMEN WIRE FENCE
- HELD CALC POSITION OF 1/2" IRON PIPE AS SHOWN ROS 41-199; HELD FOR SW CORNER LOT 7 "MERRIFIELD'S TEN ACRE HOMES" (D-64)

KIMBER ESTATES

PRELIMINARY APPROVED AS KIMBERTHWAITTE SUBDIVISION
 BEING A PORTION OF LOT 6 "MERRIFIELD'S TEN ACRE HOMES" (D-64)
 LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 1,
 TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
 CLARK COUNTY, WASHINGTON
 DECEMBER, 2018



LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ANS ENGR 34127"
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "ANS ENGR 34127" IN CURVE ON PROJECTION OF THE LINE AT A DISTANCE OF 3.20' FROM THE FRONT LOT CORNER UNLESS NOTED OTHERWISE
- ⊗ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "ANS ENGR 34127" IN SIDEWALK AT ACTUAL CORNER
- FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- AFN ALDERTON'S FILE NUMBER
- LCR LAND CORNER RECORD
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- () RECORD DATA PER SURVEY REFERENCE
- Ⓢ MONUMENT TABLE NOTE

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00'	36°24'00"	10.57'	402103.46'E 10.11'
C2	40.00'	58°28'57"	41.53'	5110124'W 39.69'
C3	40.00'	37°24'48"	28.12'	5372528'E 25.86'
C4	40.00'	46°16'18"	32.23'	5761370'E 31.37'
C5	40.00'	42°58'19"	30.00'	4561242'E 29.30'
C6	40.00'	59°12'52"	69.26'	4143254'W 60.83'
C7	15.00'	44°31'18"	11.86'	5421342'E 11.36'
C8	15.00'	21°18'47"	5.56'	5971810'E 5.55'
C9	40.00'	28°15'13"	198.14'	4782081'E 48.54'


SURVEY REFERENCES

- (1) RECORD DATA PER SHORT PLAT 3-944
- (2) RECORD DATA PER SURVEY 41-189
- (3) RECORD DATA PER SURVEY 40-53
- (4) RECORD DATA PER PLAT "MERRIFIELD'S TEN ACRE HOMES" (D-64)
- (5) RECORD DATA PER PLAT "FARMVIEW ESTATES" (311-498)
- (6) RECORD DATA PER PLAT "COUNTRY LANE # PHASE 1" (4-547)
- (7) RECORD DATA PER PLAT "COUNTRY LANE # PHASE 2" (310-714)
- (8) RECORD DATA PER AFN 5524099
- (9) RECORD DATA PER AFN 5534087

TRACT A NOTE

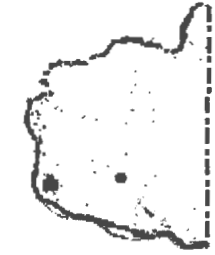
TRACT A IS FOR PRIVATE ACCESS TO SERVE LOTS 1 THROUGH 12. PUBLIC WATER EASEMENT AND SEWER EASEMENT, AND UTILITIES GRANTED TO THE CITY OF VANCOUVER WITH THIS PLAT. ALSO AN ACCESS AND INSPECTION EASEMENT GRANTED TO CLARK COUNTY FOR STORMWATER FACILITY. TRACT A TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION CREATED FOR THIS DEVELOPMENT. THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT ALSO GRANTS AN EASEMENT TO THE ADJOINING EASTERLY PROPERTY (SERIAL NUMBER 10411000) FOR THE SOLE PURPOSE OF FUTURE ACCESS IF THE PROPERTY IS APPROVED FOR A SUBDIVISION INTO ADDITIONAL LEGAL LOTS THAT REQUIRE ACCESS TO THE PRIVATE ROAD. THE RIGHT OF ACCESS WILL OCCUR AT THE TIME OF FUTURE PLAT RECORDING. ALL FUTURE LOTS CREATED THROUGH AN APPROVED SUBDIVISION THAT REQUIRE ACCESS FROM THE PRIVATE ROAD WILL BE REQUIRED TO BECOME MEMBERS OF THE EXISTING HOMEOWNERS ASSOCIATION AT THE TIME OF FUTURE PLAT RECORDING. AS MEMBERS OF THE HOA EACH LOT WILL BE REQUIRED TO MEET ALL OBLIGATIONS AND REQUIREMENTS OF THE HOA'S CC&R AND ROAD MAINTENANCE AGREEMENTS INCLUDING A PRO-RATA SHARE OF HOA AND ROAD MAINTENANCE COST.



JOB NAME: KIMBER ESTATES	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE STE 2520 VANCOUVER, WA 98682
JOB NUMBER: 6123	P: 360.882.0419 F: 360.882.0426 aks-eng.com
DRAWN BY: KLT	 ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
CHECKED BY: CAB	
DRAWING NO.: 6123PLAT	



Kimber Estates FLD2018-00041



Legend

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

Notes:

395.5 0 197.74 395.5 Feet

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.

1: 2,373

