CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - SEPTEMBER 9, 2014

REQUEST: Acceptance of Plat for Recording – Hidden Gardens Phase I

CHECK ONE: __X__ Consent _____ Chief Administrative Officer

PUBLIC WORKS GOALS:
- ☐ Provide safe and efficient transportation systems within Clark County
- ☐ Continue responsible stewardship of public funds
- ☒ Promote family-wage job creation and economic development to support a thriving community
- ☒ Maintain a desirable quality of life
- ☐ Improve environmental stewardship and protection of natural resources
- ☐ Increase partnerships and foster an engaged, informed community
- ☐ Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Hidden Gardens Phase I FLD2013-00032 PLD2006-00150
Zoning: R1-18 Single Family Residential; **Lot Size**: The prescribed density is 12-18 dwelling units/acres. In addition, the zone also has a minimum lot area of 1,800 square feet for detached single family dwellings. **Actual Lot Size**: Parcels range in size from 2,800 and 28,491 square feet. Tract "A' is a wetland/habitat tract dedicate to the Homeowner's Association; Tract "B" and "C" are private stormwater facilities/wetland/habitat tracts to be owned and maintained by the Homeowners Association; Tract "D" is an Open Space Tract to be owned and maintained by the Homeowners Association; and Tract "E" and "F" are future development phases; Based on all lot areas provided the average size is 3423 square feet, which complies with the standard. **Exceptions**: None; **Project Start**: The application vested on January 4,, 2007, Pre-application conference was held December 8, 2005, and Final order of conditional approval was July 24, 2007. Post decision was issued on issued on November 6, 2013.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the NE Hazel Dell Neighborhood Association, and property owners located within 300 feet of the site on March 30, 2007. Revised notice was sent out on April 9, 2007; and May 15, 2007.

BUDGET AND POLICY IMPLICATIONS: **N/A**

FISCAL IMPACTS: ☐ Yes (See Attached Fiscal Impacts Form) ☒ No

ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.

Attachment A: Vicinity Map
Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.

(Ali Safaeji for
Greg Shafer, P.E.
Development Engineering Manager

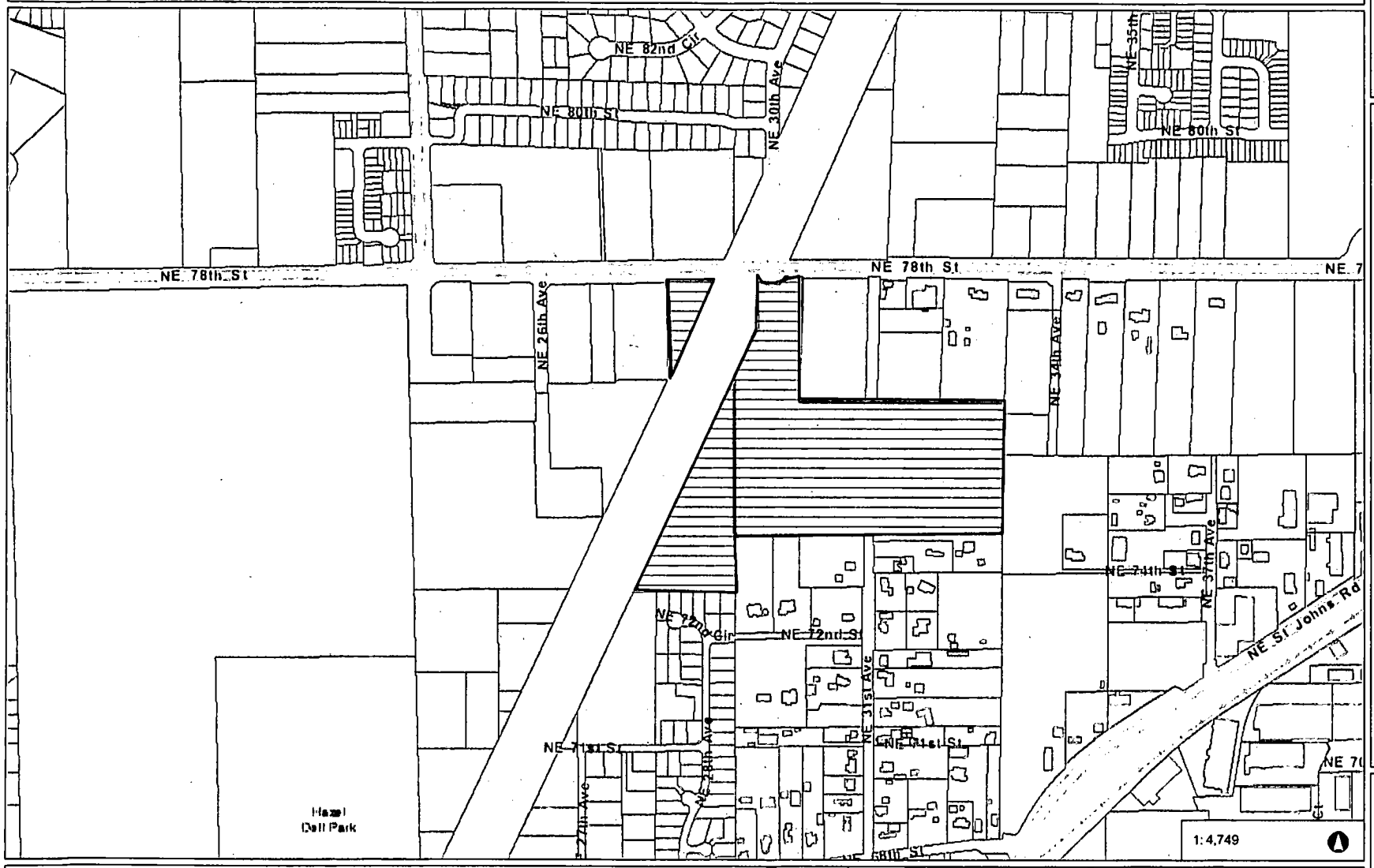
Heath H. Henderson, P.E.
Public Works Director/County Engineer

APPROVED: Edward L Barnes
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

Sept. 9, 2014
SR 204-14

PW14-092

Attachment "A"



Legend

- Building Footprints
- Taxlots
- County Outline
- World Street Map

Notes:

0.1 0 0.07 0.1 Miles

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.

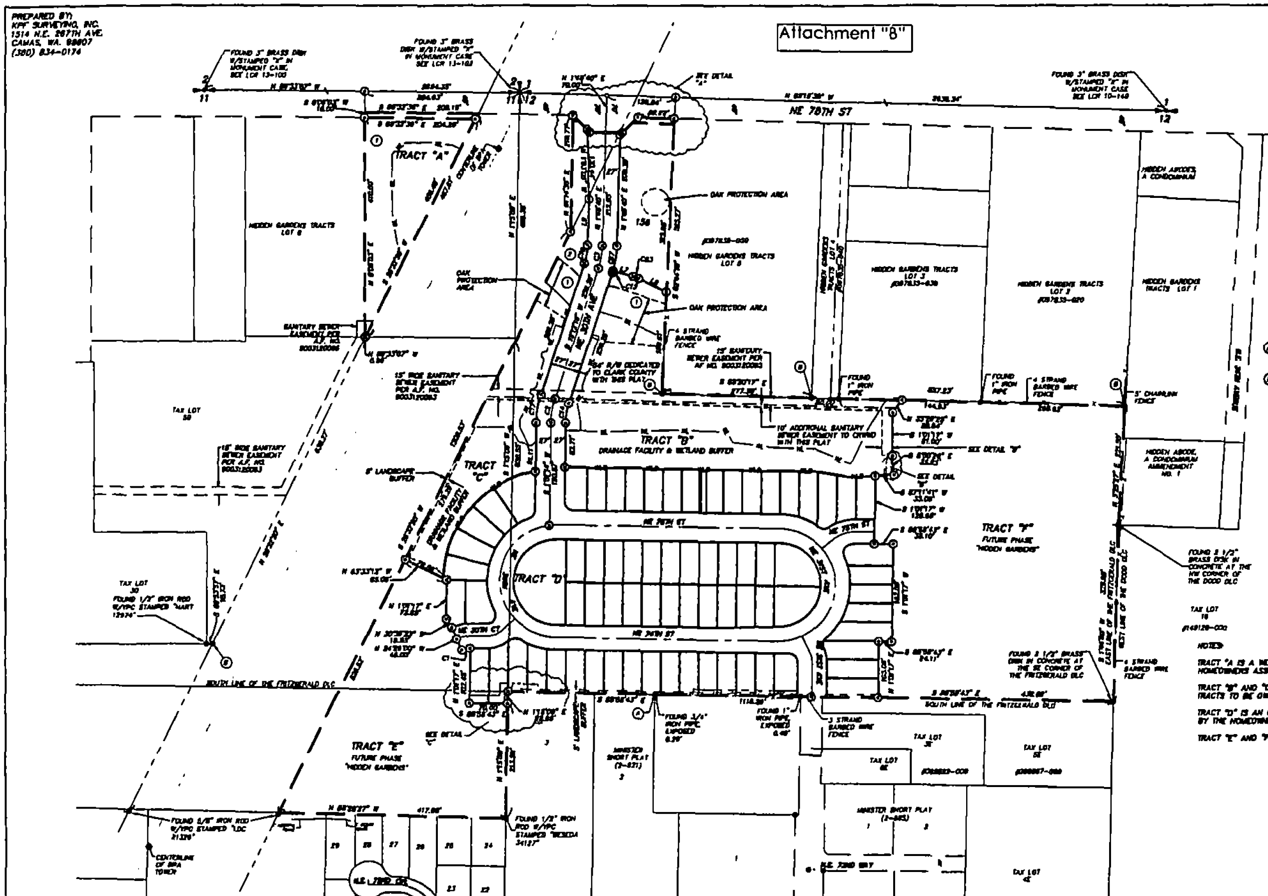
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment "8"

HIDDEN GARDENS PHASE 1
SUBDIVISION

LOCATED IN A PORTION OF THE JAMES FITZGERALD DLC,
IN LOTS 4, 6 AND 7 OF "HIDDEN GARDEN TRACTS" (E-67)
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 11 AND
THE NW 1/4 OF THE NW 1/4 OF SECTION 12,
T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 287TH AVE.
CAMAS, WA. 98607
(360) 834-0174



① ENHANCED WETLAND BUFFER AREA

② ENHANCED HABITAT AREA

Ⓐ FOUND 1/2" IRON ROD W/YPC STAMPED "MINSTER 12383" PER SURVEY REFERENCE NO. 3, HELD, VISITED ON 8-23-2013

Ⓑ FOUND 5/8" IRON ROD W/YPC STAMPED "LDC 21326" PER SURVEY REFERENCE NO. 7, HELD, VISITED ON 8-23-2013

NOTES:

TRACT "A" IS A WETLAND / HABITAT TRACT DEDICATED TO THE HOMEOWNERS ASSOCIATION.

TRACT "B" AND "C" ARE PRIVATE STORM FACILITIES / WETLAND / HABITAT TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "D" IS AN OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "E" AND "F" ARE FUTURE DEVELOPMENT PHASES

SURVEY REFERENCES:

1) MINSTER SURVEY BOOK 29, PAGE 75
2) MURSELL SURVEY BOOK 29, PAGE 189
3) MINSTER SURVEY BOOK 34, PAGE 106
4) OLSON SURVEY BOOK 41, PAGE 14
5) MINSTER SURVEY BOOK 48, PAGE 24
6) OLSON SURVEY BOOK 50, PAGE 83
7) DOUIST SURVEY BOOK 58, PAGE 108
8) PLAT OF "HIDDEN GARDEN TRACTS", BOOK "E", PAGE 67
9) "HIDDEN ABODES, A CONDOMINIUM", BOOK 700, PAGE 29
10) MINSTER SHORT PLAT BOOK 2, PAGE 821
11) CLARK COUNTY SURVEY BOOK 42, PAGE 8

DEED REFERENCE:

GRANTOR: POOR FARM, LLC
GRANTEE: BOTRO DEVELOPMENT, LLC
AFNO: 4988700
DATED: 07-02-2013

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-080. ALL CORNERS NOTED AS FOUND WERE VISITED ON 8-23-2013.

REQUIRED NOTES:

A. SETBACKS:
PER TABLE 40.220.020-3, SETBACKS FOR DETACHED SINGLE-FAMILY DWELLINGS ON LOTS ARE AS FOLLOWS:

FRONT	10 FEET, 18 FEET TO GARAGE
STREET SIDE	10 FEET
INTERIOR SIDE	NONE
REAR	NONE
MINIMUM BUILDING SEPARATION	6 FEET

LOT 108 SHALL MAINTAIN A 5-FOOT SIZE SIDE YARD SETBACK FROM FUTURE ADJACENT JOINT DRIVEWAY ACCESS EASEMENTS.

B. LOT COVERAGE: MAXIMUM LOT COVERAGE IS FIFTY PERCENT (50%).

C. LANDSCAPING: THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND PRESERVE THE LANDSCAPE BUFFERS IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPE PLAN.

D. MOBILE HOMES: "MOBILE HOMES ARE PROHIBITED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130."

E. ARCHAEOLOGICAL: "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE 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."

F. NO UNAUTHORIZED CLEARING OF OAKS OR ASSOCIATED NATIVE UNDERSTORY VEGETATION SHALL TAKE PLACE DURING OR AFTER CONSTRUCTION.

G. WETLAND COVENANTS: "CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONJUNCTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT."

H. PRIVATE ROADS: "CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET, UNLESS IT IS UPGRADED TO MEET APPLICABLE CURRENT ROAD STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ABUTTING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE."

I. SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.

J. UTILITIES: "AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, 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."

K. DRIVEWAYS: "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350."

L. GEOLOGIC HAZARD: "PROPERTY OWNERS SHOULD REFERENCE THE ABBREVIATED CHECKLIST OF COMMON DO'S AND DON'TS RECOMMENDED FOR MAINTAINING HILLSIDE HOMESITES AS FOUND IN THE DEVELOPER'S COVENANT TO CLARK COUNTY."

M. IMPACT FEES: "IN ACCORDANCE WITH CCC 40.610, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE $1,725.00 (VANCOUVER SCHOOL DISTRICT); $1,800.00 ($1,380.00 -ACQUISITION; $440.00 - DEVELOPMENT FOR PARK DISTRICT #8); AND $1,484.21 (HAZEL DELL TIF SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED ______ AND EXPIRING ON ______. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN CURRENT REGULATIONS AND FEES SCHEDULE.

N. PRIOR TO THE ISSUANCE OF AN APPROVAL OF OCCUPANCY THE APPLICANT SHALL PROVIDE VERIFICATION IN ACCORDANCE WITH SECTION 40.320.030(B) THAT THE REQUIRED LANDSCAPE HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN(S).

O. PRIOR TO THE ISSUANCE OF BUILDING PERMITS A SECOND, APPROVED FIRE DEPARTMENT ACCESS SHALL BE PROVIDED THROUGH N.E. 31ST AVENUE.

BASIS OF BEARING:
NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET. CONVERGENCE ANGLE OF -01° 23' 14.8405" AT THE NW CORNER OF SECTION 12

SCALE: 1" = 100'

COUNTY PLANNING DIRECTOR

APPROVED BY: ______ CLARK COUNTY PLANNING DIRECTOR ______ DATE

CLARK COUNTY AUDITOR

ATTESTED BY: ______ (COUNTY AUDITOR)

FILED FOR RECORD THIS ______ DAY OF ______, 2014.

AUDITORS FILE NO. ______ BOOK ______ OF PLATS, PAGE ______

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "HIDDEN GARDENS PHASE 1" SUBDIVISION PLAT NO. ______ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

______ COUNTY ASSESSOR ______ DATE

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS ______ DAY OF ______ 20__

______ CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY: ______ CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:

APPROVED BY: ______ CLARK COUNTY ENGINEER ______ DATE

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 18 AND
LOTS 80 THRU 84 AND
LOTS 109 THRU 138 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

Carla C. Sorter, R.S. 9/3/14
DISTRICT HEALTH OFFICER

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.

Kyle Feeder 8-27-14
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41033 ______ DATE

(Seal: KYLE PATRICK FEEDER, STATE OF WASHINGTON, PROFESSIONAL LAND SURVEYOR, 41033) 8-27-14

LEGEND

- ● INDICATES FOUND IRON ROD AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41033) CAP SET
- ○ INDICATES CALCULATED POSITION
- ⌑ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41033" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
- CRWWD INDICATES CLARK REGIONAL WASTEWATER DISTRICT
- AFN INDICATES AUDITOR'S FILE NUMBER
- L.C.R. INDICATES LAND CORNER RECORD
- INDICATES RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT
- W INDICATES WETLAND
- W.B INDICATES WETLAND BUFFER

DATE:	8-27-14
SCALE:	1"=100'
JOB NO.:	13-044
CALC BY:	KPF
DRAWN BY:	GLP
CHECKED BY:	KPF
SHEET	1 OF 3

KPF
SURVEYING, INC.
1514 N.E. 287TH AVE CAMAS, WA 98607
360-834-0174 FAX: 360-838-0153

PREPARED BY:
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CAMAS, WA. 98607
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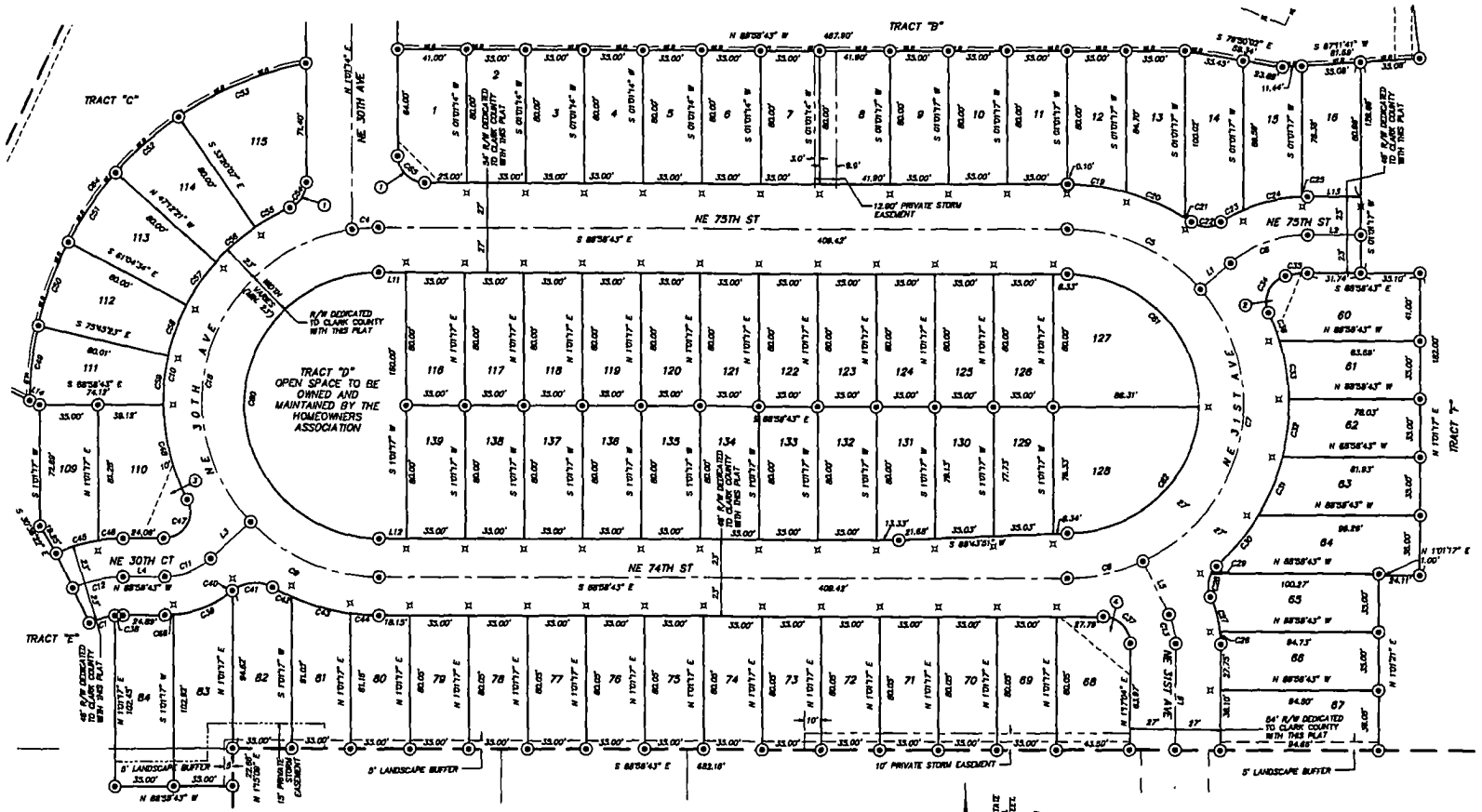
HIDDEN GARDENS PHASE 1
SUBDIVISION

LOCATED IN A PORTION OF THE JAMES FITZGERALD DLC,
IN LOTS 4, 6 AND 7 OF "HIDDEN GARDEN TRACTS" (E-67)
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 11 AND
THE NW 1/4 OF THE NW 1/4 OF SECTION 12,
T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

SEE TABLE ON SHEET 3 FOR LOT SQUARE FOOTAGES



① SEE DETAIL "D", SHEET 3 FOR SIGHT DISTANCE EASEMENT
② SEE DETAIL "E", SHEET 3 FOR SIGHT DISTANCE EASEMENT
③ SEE DETAIL "F", SHEET 3 FOR SIGHT DISTANCE EASEMENT
④ SEE DETAIL "G", SHEET 3 FOR SIGHT DISTANCE EASEMENT

BASIS OF BEARING: NAD 83 (91), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. BEING THE LINE BETWEEN THE FOUND MONUMENT AT THE CONVERGENCE ANGLE OF NE 30TH AVE AND NE 75TH ST AND THE FOUND MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 12

SCALE: 1"=30'

DATE:	8-27-14
SCALE:	1"=30'
JOB NO:	13-044
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	2 OF 3

KPF
SURVEYING, INC.
1514 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-0135

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CAMAS, WA. 98607
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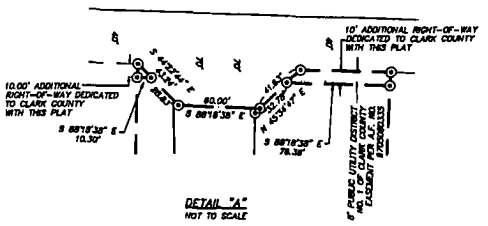
HIDDEN GARDENS PHASE 1
SUBDIVISION

LOCATED IN A PORTION OF THE JAMES FITZGERALD DLC, IN LOTS 4, 6 AND 7 OF "HIDDEN GARDEN TRACTS" (E-67) IN THE NE 1/4 OF THE NE 1/4 OF SECTION 11 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 12, T. 2 N., R. 1 E., W.M., CLARK COUNTY, WASHINGTON

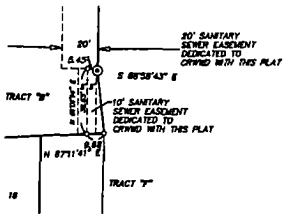
LINE TABLE		
LINE	LENGTH	BEARING
L1	23.81'	N 48°54'25" E
L2	31.74'	S 88°58'43" E
L3	32.00'	N 47°40'27" E
L4	26.00'	S 88°58'43" E
L5	33.49'	S 24°38'37" E
L6	63.63'	S 01°17'04" W
L7	38.80'	N 23°32'24" W
L8	57.14'	N 85°54'08" W
L9	88.66'	S 01°48'40" W
L10	16.09'	N 88°58'43" W
L12	18.08'	N 88°58'43" W
L13	31.74'	N 88°58'43" W
L14	6.62'	N 82°31'17" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LENGTH
C1	15.97'	47.00'	19°28'13"	S 75°18'08" W	15.89'
C2	44.99'	150.00'	17°11'03"	S 08°38'45" W	44.82'
C3	42.62'	150.00'	16°16'42"	N 10°00'28" E	42.72'
C4	13.84'	105.00'	7°33'06"	S 88°45'16" W	13.83'
C5	89.80'	105.00'	48°59'38"	N 64°21'54" W	86.91'
C6	50.22'	70.00'	41°06'22"	S 70°28'08" W	49.15'
C7	183.41'	105.00'	100°03'17"	N 13°41'04" E	161.20'
C8	46.06'	105.00'	25°07'05"	N 78°14'15" E	46.42'
C9	85.01'	105.00'	46°38'38"	S 63°36'38" E	82.18'
C10	278.72'	105.00'	124°46'32"	S 80°03'53" W	186.11'
C11	30.26'	40.00'	43°20'30"	N 69°21'02" E	29.54'
C12	31.10'	70.00'	25°27'27"	S 78°17'58" W	30.84'
C13	18.63'	40.00'	25°49'31"	N 11°23'58" W	17.86'
C14	36.88'	153.00'	13°48'33"	S 08°28'43" W	36.79'
C15	3.83'	177.00'	1°14'10"	N 17°34'51" E	3.83'
C16	33.18'	153.00'	12°25'37"	N 10°02'08" E	33.12'
C17	53.00'	177.00'	17°09'03"	N 08°36'45" W	52.80'
C18	251.33'	90.00'	160°00'00"	S 01°01'17" W	180.00'
C19	33.32'	132.00'	14°28'08"	N 81°18'50" W	33.23'
C20	38.34'	132.00'	16°38'27"	N 63°18'36" W	38.21'
C21	6.62'	132.00'	2°52'24"	N 56°00'07" W	6.62'
C22	18.88'	18.00'	60°06'13"	S 88°49'22" E	17.81'
C23	15.82'	93.00'	9°22'45"	S 82°02'24" W	15.81'
C24	38.17'	93.00'	23°30'30"	S 77°32'17" W	37.90'
C25	3.98'	93.00'	2°27'29"	N 88°58'58" W	3.97'
C26	7.04'	87.00'	4°38'36"	N 01°19'14" W	7.04'
C27	21.98'	87.00'	14°28'34"	N 14°18'18" W	21.92'
C28	16.36'	18.00'	51°36'34"	S 02°02'11" W	15.80'
C29	5.00'	18.00'	15°55'21"	S 32°10'44" E	4.77'
C30	38.28'	132.00'	17°22'53"	N 40°02'23" E	38.13'
C31	37.63'	132.00'	16°20'20"	N 23°13'57" E	37.62'
C32	33.32'	132.00'	14°28'08"	N 07°23'50" E	33.23'
C33	33.05'	132.00'	14°20'44"	N 06°00'00" W	32.96'
C34	27.49'	18.00'	87°29'28"	S 23°24'18" E	24.83'
C35	13.31'	47.00'	16°13'48"	S 82°54'24" W	13.27'
C36	18.28'	132.00'	7°56'00"	N 18°40'34" W	18.26'
C37	23.21'	18.00'	80°13'47"	N 43°50'40" W	22.46'
C38	6.81'	47.00'	8°18'08"	S 86°01'41" W	6.81'
C39	38.43'	63.00'	34°56'52"	N 88°47'28" E	37.84'
C40	0.07'	21.00'	0°10'20"	S 81°23'51" W	0.07'
C41	23.32'	81.00'	8°15'03"	S 88°01'47" W	23.25'
C42	12.62'	128.00'	5°39'12"	S 82°51'27" E	12.62'
C43	38.48'	128.00'	17°13'24"	S 73°14'50" E	38.34'
C44	18.90'	128.00'	7°34'58"	S 85°11'55" E	18.88'
C45	28.18'	83.00'	19°27'08"	S 73°27'08" W	28.10'
C46	15.12'	83.00'	8°19'01"	S 86°21'06" W	15.11'
C47	32.73'	18.00'	117°18'50"	N 32°22'24" E	27.33'
C48	58.88'	128.00'	26°21'23"	S 13°03'51" E	58.41'
C49	43.20'	206.00'	12°27'04"	S 07°28'50" W	43.11'
C50	54.45'	206.00'	15°08'38"	S 21°04'33" W	54.30'
C51	30.81'	206.00'	8°34'13"	S 33°53'51" W	30.78'
C52	80.70'	206.00'	22°26'52"	S 49°21'01" W	80.17'
C53	83.05'	206.00'	23°05'34"	S 27°48'14" W	82.50'
C54	18.01'	17.00'	60°41'24"	N 33°53'23" E	17.19'
C55	23.76'	128.00'	10°38'07"	S 81°26'24" W	23.73'
C56	31.33'	128.00'	14°01'24"	S 49°08'48" W	31.25'
C57	31.84'	128.00'	14°15'26"	S 35°06'38" W	31.76'
C58	32.05'	128.00'	14°44'34"	S 20°44'40" W	32.06'
C59	28.24'	128.00'	12°38'34"	S 06°45'18" W	28.19'
C60	251.33'	90.00'	160°00'00"	S 01°01'17" W	180.00'
C61	184.52'	78.00'	81°13'08"	N 43°14'38" W	111.21'
C62	172.82'	78.00'	88°31'31"	N 48°43'22" E	108.88'
C63	13.81'	60.00'	7°48'38"	N 82°56'21" W	13.80'
C64	83.05'	206.00'	23°05'34"	S 27°48'14" W	82.50'
C65	23.13'	16.00'	82°48'57"	S 43°56'43" E	22.83'
C66	5.82'	83.00'	4°44'30"	N 88°36'32" E	5.82'
C67	44.72'	177.00'	13°27'37"	N 09°32'23" E	44.59'

LOT AREA TABLE	
LOT	SQ. FT.
1	3223
2	2800
3	2807
4	2800
5	2800
6	2800
7	2800
8	3352
9	2800
10	2800
11	2800
12	2854
13	3197
14	3487
15	2887
16	2782
60	3588
61	2800
62	2773
63	3084
64	3853
65	3457
66	3306
67	3412
68	3441
69	2802
70	2802
71	2802
72	2803
73	2803
74	2802
75	2803
76	2827
77	2803
78	2803
79	2802
80	2808
81	2963
82	3398
83	3788
84	3583
109	2822
110	3723
111	3083
112	3458
113	3373
114	3781
115	4687
116	2800
117	2800
118	2800
119	2800
120	2800
121	2800
122	2800
123	2800
124	2800
125	2800
126	2800
127	5601
128	3258
129	2698
130	3745
131	2780
132	2800
133	2800
134	2800
135	2800
136	2800
137	2800
138	2800
139	2800
158	28481
TRACT A	44123
TRACT B	112870
TRACT C	58473
TRACT D	12838
TRACT E	119233
TRACT F	237868



DETAIL "A"
NOT TO SCALE



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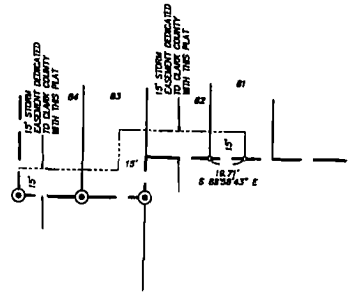
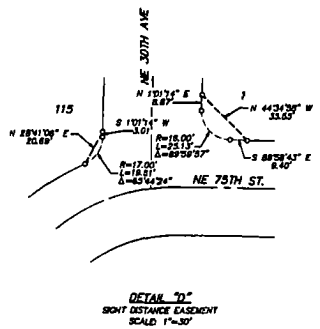
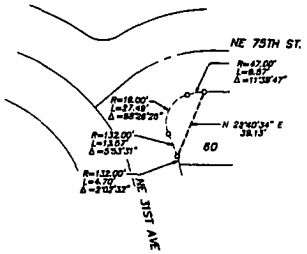


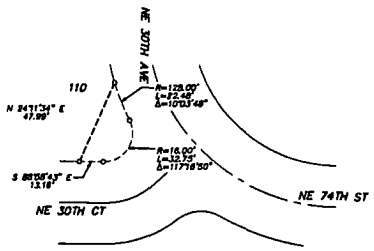
DETAIL "C"
NOT TO SCALE



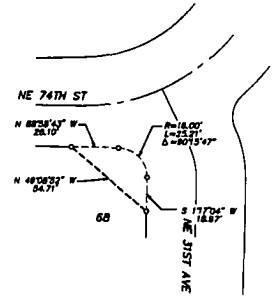
DETAIL "D"
SIGHT DISTANCE EASEMENT
SCALE: 1"=30'



DETAIL "E"
SIGHT DISTANCE EASEMENT
SCALE: 1"=30'



DETAIL "F"
SIGHT DISTANCE EASEMENT
SCALE: 1"=30'



DETAIL "G"
SIGHT DISTANCE EASEMENT
SCALE: 1"=30'

DATE:	8-27-14
SCALE:	1"=30'
JOB NO.:	13-044
CALC BY:	KPF
DRAWN BY:	GLP
CHECKED BY:	KPF
SHEET	3 OF 3

KPF
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