

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - SEPTEMBER 30, 2014

REQUEST: Acceptance of Plat for Recording – Evergreen Place L.I.D. Subdivision

CHECK ONE: 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 Evergreen Place L.I.D. Subdivision FLD2014-00022 PLD2012-00003

Zoning: R1-6 Single Family Residential; **Lot Size:** The minimum and maximum average lot area standards are 6,000 and 8,500 square feet, respectively. **Actual Lot Size:** Parcels range in size from 5,944 and 11,110 square feet. Based on all lot areas provided the average lot size for the entire development is 6,527 square feet, which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on May 7, 2012, Pre-application conference was held May 26, 2011, Final order of conditional approval was August 30, 2012.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the NE Hazel Dell Neighborhood Association, and property owners located within 300 feet of the site on May 29, 2012. One sign was posted on the subject property and two others within the vicinity on August 7, 2012. Notice of the likely SEPA Determination and public hearing was sent to agencies on May 31, 2012.

BUDGET AND POLICY IMPLICATIONS: N/A

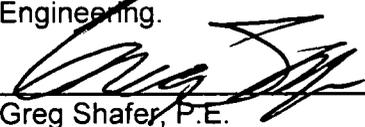
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

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

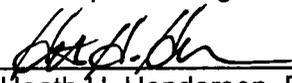
Attachment A: Vicinity Map

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

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



Greg Shafer, P.E.
Development Engineering Manager



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

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
9-30-14 SR 223-14





ATTACHMENT A: EVERGREEN PLACE L.I.D



Legend

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

Notes:

1: 3,160



526.7 0 263.33 526.7 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.

ATTACHMENT B: PLAT MAP

EVERGREEN PLACE L.I.D.

A SUBDIVISION OF
 PARCEL 1 OF SHORT PLAT 1-90
 LOCATED IN THE
 NE 1/4 OF THE NW 1/4 OF SECTION 01
 T. 2 N., R. 1 E., W. M.,
 CLARK COUNTY, WASHINGTON
 JOB NO: 14-048 DATE: 09/04/14

PREPARED BY:
 MURPHY AND GLASER
 SURVEYING, INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA, 98661
 (360) 894-3313

PLAT NOTES:

- MOBILE HOMES: MOBILE HOMES ARE NOT PERMITTED ON LOTS WITHIN THIS PLAT PURSUANT TO CCC 40.260.130.
- ARCHAEOLOGICAL: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERGOING THE DEVELOPMENT ACTIVITY, 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 VIOLATION SUBJECT TO IMPRISONMENT AND/OR FINES.
- SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- 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, REPAIR, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SPECIFIC REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- 10' PRIVATE STORAGE EASEMENT TO BENEFIT LOTS 1 AND 10-13
- THE RIGHT-OF-WAY DEED FOR PACIFIC POWER AND LIGHT, RECORDED IN AFD 024204 & 024201 (FORMERLY NORTHWESTERN ELECTRIC CO.) CALLS FOR A WIDTH OF 30 FEET FROM ANY WIRE. OUR FIELD CREW HAD THE OUTLINE INDIATOR AT THE WIRE OF THE EXISTING POWER POLES LOCATED ADJACENT TO THIS DEVELOPMENT AND HELD A 30' DISTANCE FROM THE OUTSIDE OF THE WIRE TO ESTABLISH THE PACIFIC POWER AND LIGHT RIGHT-OF-WAY LINES.
- STORMWATER RUN OFFWAYS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SWEEPED AND MAINTAINED BY CLARK COUNTY. INDIVIDUAL PROPERTY OWNERS LOCATED ADJACENT TO THE RUN OFFWAYS RESERVE THE RIGHT TO MAINTAIN SAID RUN OFFWAYS. PROPERTY OWNERS MAY NOT REMOVE, WILLFULLY DAMAGE OR ALTER THE DESIGN OF ANY RUN OFFWAY.
- LOT 9 IS EXEMPT FROM IMPACT FEES
- THE TEMPORARY EMERGENCY ACCESS EASEMENT WILL BE AUTOMATICALLY VACATED UPON THE EXTENSION OF THE 38TH AVE

LINE	BEARING	DISTANCE
L1	S 89°21'41" W	30.00'
L2	N 79°26'49" E	7.10'
L3	S 89°26'49" E	7.00'
L4	S 89°27'48" E	30.00'
L5	S 89°26'41" E	7.00'
L6	S 89°27'48" W	30.00'
L7	N 89°27'48" W	0.20'
L8	S 83°26'00" E	10.77'
L9	S 89°26'48" E	13.29'
L10	N 49°26'30" E	22.19'
L11	S 89°27'48" E	10.76'
L12	N 89°26'48" E	10.82'
L13	S 89°27'48" E	11.12'
L14	S 89°26'48" E	11.12'
L15	N 89°27'48" E	11.12'
L16	N 89°26'48" E	11.12'
L17	N 89°27'48" E	11.12'
L18	S 83°26'00" E	20.12'
L19	S 89°27'48" E	32.82'

LEGEND:

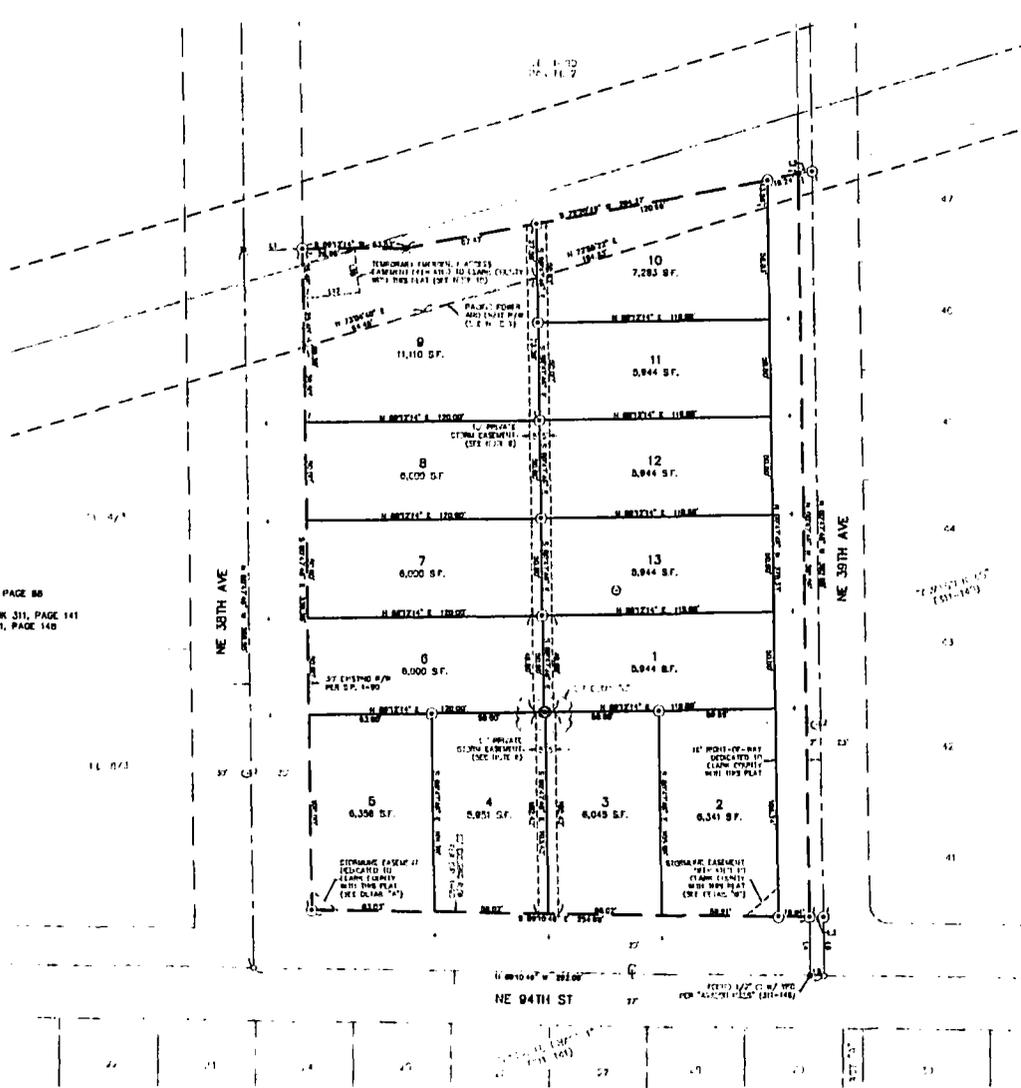
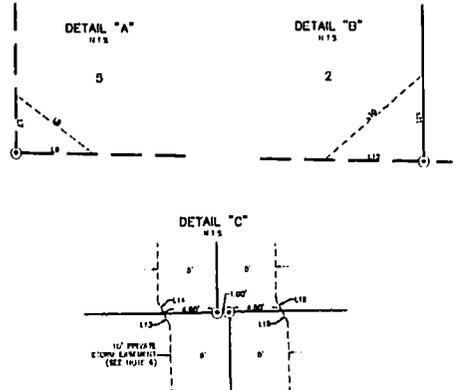
- INDICATES MDRANDM FOUND AS NOTED (FIELD)
- ✕ INDICATES 1/2" REBAR FOUND PER SP 1-90 (FIELD)
- ✕ INDICATES 1/2" REBAR FOUND PER SP 1-90 (FIELD) DESTROYED BY CONSTRUCTION, RESET WITH 1/2" x 24" REBAR WITH (REVISION - 37835) CAP
- ⊙ INDICATES 1/2" x 24" REBAR WITH (REVISION - 37835) CAP SET
- INDICATES ROCK MASS WITH DRASS WATER RECORDED NO. 37835 SET AT THE EXTENSION OF LOT LINE SHOWN CURVED FOR THE PURPOSE OF LIE NOT DISTANCE
- INDICATES CALCULATED POSITION (STRONG SET)
- ⊙ INDICATES ABANDONED WATER WELL
- R/W INDICATES RIGHT-OF-WAY

DEED REFERENCE:

STATUTORY WARRANTY DEED
 GRANTOR: YEN PROPERTIES, LLC
 GRANTEE: BELLWAY LLC
 AFD: 0071584
 DATE: 05-13-14

SURVEY REFERENCES:

- BUCKMAN GARDEN TRACTS, BOOK C, PAGE 88
- SHORT PLAT BOOK 1, PAGE 80
- EVERGREEN PLACE 1 SUBDIVISION, BOOK 311, PAGE 141
- AVADH HILLS SUBDIVISION, BOOK 311, PAGE 140



CLARK COUNTY PLANNING DIRECTOR:
 APPROVED BY: _____ DATE: _____
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 66.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS... EVERGREEN PLACE L.I.D. SUBDIVISION
 PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE: _____

CLARK COUNTY COMMISSIONERS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____.

ESTAMP OF THE BOARD OF CLARK COUNTY COMMISSIONERS _____

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

CLARK COUNTY ENGINEER:
 CLARK COUNTY ENGINEER _____ DATE: _____

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.
[Signature] 09/04/14
 DANIEL ADAM HUTTON, PROFESSIONAL LAND SURVEYOR
 PLS # 37835

CLARK COUNTY HEALTH DEPARTMENT:
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
[Signature] 9/4/14
 CARLA C. SANDER, R.S.
 COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS _____ DAY OF _____, 20____,
 BY BOOK _____ OF PLATS, AT PAGE _____ AT THE
 REQUEST OF _____ BELLEVUE, WA.
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____



SCALE 1" = 30 FEET

MURPHY AND GLASER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, 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 08-22-14.