

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DATE: Final Plat Consent Agenda – December 15, 2015

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00037 Scott's Knoll Subdivision

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Scott's Knoll Subdivision FLD2015-00037/PLD2014-00026

Zoning: R1-6; **Lot Size:** The minimum lot area of 6,000 square feet and the average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 6,063 square feet to 12,514 square feet. **Exceptions:** None; **Project Start:** The application vested on December 8, 2014, Pre-application conference was held May 15, 2014, Final order of Short Plat Review approval was March 10, 2015.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the December 22, 2014, and property owners located within 300 feet of the site on December 22, 2014. The applicant posted a notice of hearing on the site on January 21, 2015.

DISTRIBUTION:

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



Planning Tech,
Angie Merrill



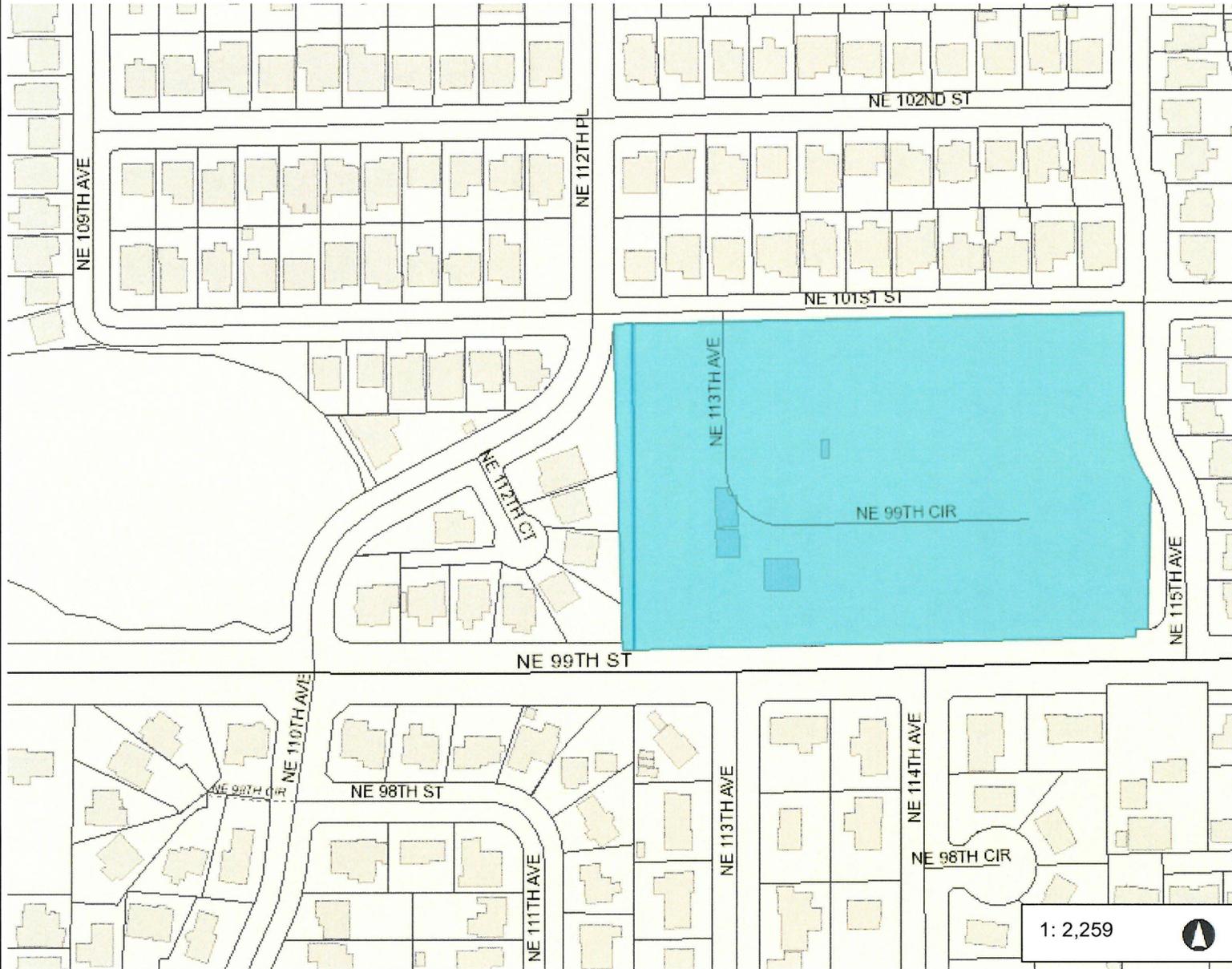
Director Community Development,
Marty Snell

APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: _____



Vicinity Map



Legend

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

Notes:

1: 2,259



376.5 0 188.23 376.5 Feet

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

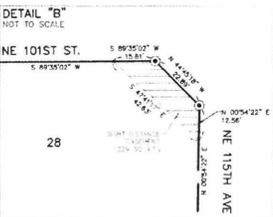
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

PLAT NOTES:

- MOBILE HOMES: MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS IN THIS SUBDIVISION.
- ARCHAEOLOGY: 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 OLYMPIA AND CLATSOP 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.
- SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR 6 FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS 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 6 FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- DRIVEWAYS: NO DIRECT DRIVEWAY ACCESS IS ALLOWED ONTO NE 99TH STREET.
- DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF COD CHAPTER 40.350.
- PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOME OWNERS ASSOCIATION.
- ROOF AND LOW POINT DRAINS SHALL BE INSTALLED PER APPROVED ARSULT CONSTRUCTION PLANS.
- LOTS 1 AND 2 SHALL BE EXEMPT FROM IMPACT FEES.

SURVEY REFERENCES:

- PLAT OF "WOLF CREEK PHASE 1" BOOK 310, PAGE 750
- PLAT OF "COUNTRY MEADOWS" BOOK "H", PAGE 703
- PLAT OF "WOODEN ADRES" BOOK "G", PAGE 500
- PLAT OF "COUNTRY TERRACE" BOOK 310, PAGE 618

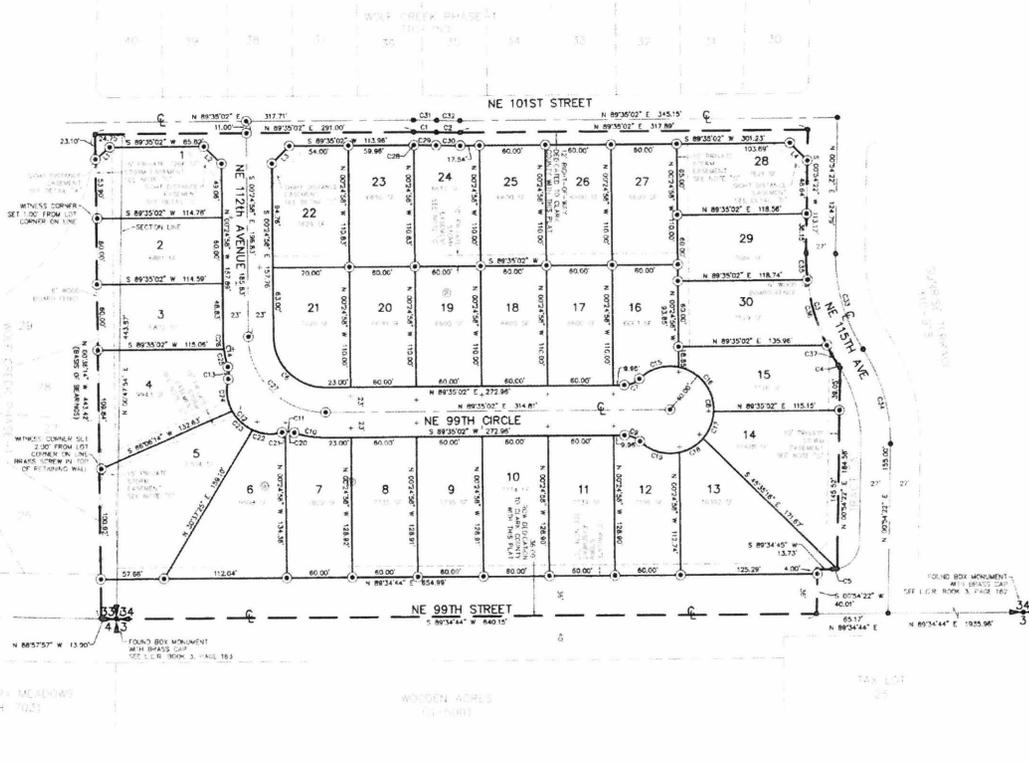


LEGEND:

- INDICATES 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MINISTER 12584" SET ON THE PLAT OF "WOLF CREEK PHASE 1", UNLESS NOTED OTHERWISE.
- INDICATES 1/2" x 24" IRON ROD WITH (D.DENNY 35477) CAP SET
- INDICATES ROCK NAIL WITH BRASS WASHER INScribed NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISJUNCTION.
- INDICATES CALCULATED POSITION NOTHING SET
- INDICATES SQUARE FEET
- INDICATES DISCOMMISSIONED WELL

MINISTER AND GLASSER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ADVERSE ACQUISITION, ESTOPPES, ETC.

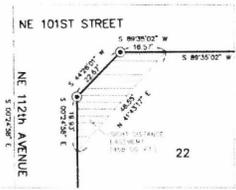
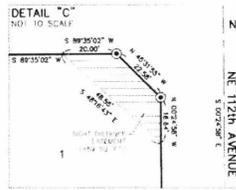
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-25-14.



LINE	BEARING	DISTANCE
L1	S 89°35'02" W	19.00
L2	N 44°28'01" W	22.58
L3	S 44°28'01" W	22.27
L4	N 44°45'18" W	22.80

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C1	343.00	274.51	20.82	S 89°35'02" W	20.82
C2	555.00	274.51	21.68	S 89°35'02" W	21.68
C3	182.66	334574	107.62	S 103°08'21" E	109.07
C4	128.66	122.51	3.10	N 32°39'37" W	3.10
C5	25.00	1012.36	4.45	N 84°28'28" E	4.45
C6	47.00	8000.00	73.83	S 45°24'58" E	68.47
C7	20.00	4473.12	15.44	N 67°28'28" E	15.08
C8	40.00	28828.24	187.41	N 00°24'58" W	57.33
C9	20.00	4473.12	15.44	N 89°18'22" W	15.08
C10	83.00	1802.61	28.88	S 89°35'02" W	28.88
C11	20.00	3235.51	11.38	N 88°42'58" W	11.23
C12	40.00	119587.33	83.72	S 45°00'45" E	80.26
C13	20.00	3235.51	11.38	N 07°20'44" W	11.23
C14	83.00	1713.51	27.67	S 08°01'54" E	27.86
C15	40.00	5852.30	38.12	S 73°23'05" W	37.58
C16	40.00	8102.40	58.58	N 38°04'30" W	51.98
C17	40.00	8633.18	28.82	N 27°43'38" E	26.41
C18	40.00	3245.28	25.68	S 94°39'00" E	25.22
C19	40.00	3802.90	38.12	S 74°53'07" E	37.58
C20	20.00	22484.14	8.31	N 84°16'48" W	8.25

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C21	20.00	847.28	3.07	S 73°23'05" W	3.07
C22	40.00	3843.88	27.67	S 89°35'02" E	27.86
C23	40.00	3843.88	27.67	S 48°34'50" E	25.34
C24	40.00	4323.48	30.30	S 04°44'52" E	29.58
C25	93.00	1018.21	16.71	S 12°28'51" E	16.75
C26	93.00	8753.54	11.20	S 03°51'55" E	11.19
C27	70.00	8000.00	108.98	S 45°24'58" E	98.99
C28	521.20	0.00	0.04	S 89°35'02" W	0.04
C29	521.20	274.51	20.82	N 89°35'02" W	20.82
C30	580.00	274.51	22.68	S 89°35'02" W	22.68
C31	444.20	274.51	21.28	N 89°35'02" W	21.28
C32	544.21	274.51	21.22	S 89°35'02" W	21.22
C33	155.66	3749.24	81.71	S 15°58'21" E	80.38
C34	155.66	3749.24	81.71	N 15°58'21" W	80.38
C35	182.66	739.49	23.90	S 02°50'33" E	23.88
C36	182.66	1940.36	82.73	S 18°33'48" E	82.42
C37	182.66	674.98	25.98	S 29°33'37" E	25.98



SCOTT'S KNOLL SUBDIVISION

A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 34 T. 3 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 1

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: W. A. J. [Signature] DATE: 12/1/15

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS SCOTT'S KNOLL PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR

CLARK COUNTY COUNCILORS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2015

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS

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

CLARK COUNTY ENGINEER:

[Signature] DATE: 12/7/15

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.

DAVID DENNY, PROFESSIONAL LAND SURVEYOR PLS # 35477 DATE: 11-30-15

CLARK COUNTY HEALTH DEPARTMENT:

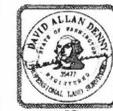
LOTS 1 THRU 30 ARE APPROVED AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

[Signature] DATE: 11-30-15

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20 _____ IN BOOK _____ OF PLATS, AT PAGE _____ AT THE REQUEST OF _____ OF HOMES _____ AUDITOR'S FILE NUMBER _____

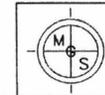
CLARK COUNTY AUDITOR



SCALE 1" = 50 FEET

DEED REFERENCE:

GRANTOR: STEPHEN C. CAMPBELL & ELAINE CAMPBELL, RONALD CAMPBELL & PATRICIA CAMPBELL (TRUSTEES CAMPBELL FAMILY TRUST)
GRANTEE: SCOTT'S KNOLL JV L.L.C.
APN: 5067301 D
DATE: APRIL 25, 2014



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

JOB NO. 14-1196
DATE: 11-30-15
CALC BY: [Signature]
DRAWN BY: DDC/SAS
CHECKED BY: SAS
FILE: 14185.DWG