

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DATE: Final Plat Consent Agenda – December 15
, 2015

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00024 Urban Oaks Subdivision

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Urban Oaks Subdivision FLD2015-00024/ PLD2013-00004

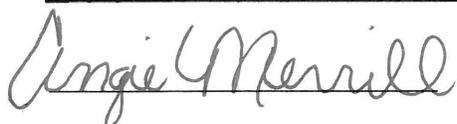
Zoning: R1-6 using the Planned Unit Development Standards; **Lot Size:** The minimum lot area using density transfer is 2,500 square feet areas not using the density transfer have a minimum lot area of 6,000 square feet and a maximum lot size of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 2,850 square feet to 9,110 square feet. **Exceptions:** None; **Project Start:** The application vested on June 13, 2013, Pre-application conference was held May 3, 2012, Final order of Short Plat Review approval was September 11, 2013.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the July 22, 2013, and property owners located within 300 feet of the site on July 22, 2013. A notice of public hearing was posted on the site July 22, 2013

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

COUNTY REQUIRED PLAT NOTES:

- 1) THE SIDE YARD SETBACK BETWEEN BUILDINGS SHALL BE 3 FEET MEASURED FROM THE PROPERTY BOUNDARY FOR A TOTAL OF 6 FEET. ALL OTHER SETBACKS, THE FRONT YARD, GARAGE SETBACK, STREET SIDE YARD, LOT COVERAGE AND BUILDING HEIGHT SHALL COMPLY WITH THE STANDARDS IN TABLE 40.220.010-3 (SETBACKS, LOT COVERAGE AND BUILDING HEIGHT).
- 2) THE AVERAGE LOT WIDTH AND THE AVERAGE LOT DEPTH IN THIS DEVELOPMENT SHALL BE THOSE SHOWN IN EXHIBIT 2, THE PRELIMINARY PLAT AND AVERAGE LOT DEPTH SHALL BE LESS THAN THE STANDARD IN TABLE 40.220.010-2 (LOT REQUIREMENTS).
- 3) MOBILE HOMES IN ACCORDANCE WITH THE PROVISIONS OF CCC 40.260.130, MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS PLAT.
- 4) ARCHAEOLOGY: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CLATSOP 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.
- 5) SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- 6) 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 FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- 7) DRIVEWAYS: NO DIRECT ACCESS IS ALLOWED ONTO NE 152ND AVENUE.
- 8) DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CHAPTER 40.350, EXCEPT AS MODIFIED BY AN APPROVED ROAD MODIFICATION.
- 9) HABITAT COVENANTS: CLARK COUNTY HABITAT CONSERVATION ORDINANCE (CLARK COUNTY CODE, CHAPTER 40.440) REQUIRES OREGON WHITE OAK WOODLANDS 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 OREGON WHITE OAK WOODLANDS IDENTIFIED ON THE FACE OF THIS PLAT.

COUNTY REQUIRED PLAT NOTES (CONTINUED):

- 11) LOT DRAINAGE SHALL BE MANAGED PER APPROVED AS-BUILT CONSTRUCTION PLANS.
- 12) TRACT 'B' & 'C' OPEN SPACE INCLUDES PRIVATE STORMWATER FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (SEE APPROVED AS-BUILT CONSTRUCTION PLANS FOR STORMWATER FACILITY DETAILS).
- 13) DEVELOPMENT OF LOTS 70 & 71 IS RESTRICTED UNTIL STORMWATER ISSUES ARE ADDRESSED. (SEE APPROVED AS-BUILT CONSTRUCTION PLANS FOR DETAILS. *Restriction*)
- 14) TRACT 'A' IS FOR PRIVATE STORMWATER FACILITIES, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (SEE APPROVED AS-BUILT CONSTRUCTION PLANS FOR STORMWATER FACILITY DETAILS).

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE URBAN OAKS PROPERTY AS SHOWN. FIELD WORK CONSISTED OF A COMBINATION OF RANDOM TRAVERSE METHODS ALONG WITH STATIC GEL OBSERVATIONS. A 2 SECOND TOTAL STATION INSTRUMENT AND ELECTRONIC DATA COLLECTOR WAS USED. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS SPECIFIED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED DURING MARCH & APRIL, 2015. THE WEST AND SOUTH LINES WERE CALCULATED FOR THE FOUND AND HELD MONUMENTS AS SHOWN. THE EAST LINE WAS CALCULATED USING THE CITED SURVEY REFERENCES AND HOLDING THE FOUND MONUMENTS ALONG THE SOUTH LINE. THE NORTH LINE WAS CALCULATED BY HOLDING THE FOUND MONUMENTS ALONG THE SOUTH LINE WITHIN 0.1 FEET OF THE RECORD DISTANCES. ALL PROPERTY CORNERS WERE SET BY RADIAL STAKOUT FROM THE ABOVE MENTIONED TRAVERSE POINTS.

SURVEY REFERENCES:

BOOK 59, PAGE 042 (COLOR SURVEY BY US# 34127)
BOOK 311, PAGE 710 (2013 "DUNNING MEADOWS" SUBDIVISION)

DEED REFERENCES:

AF 5000982 (STATUTORY WARRANTY DEED)
AF 5028622 (BOUNDARY AGREEMENT)
AF 0328624 (DRAINAGE EASEMENT)

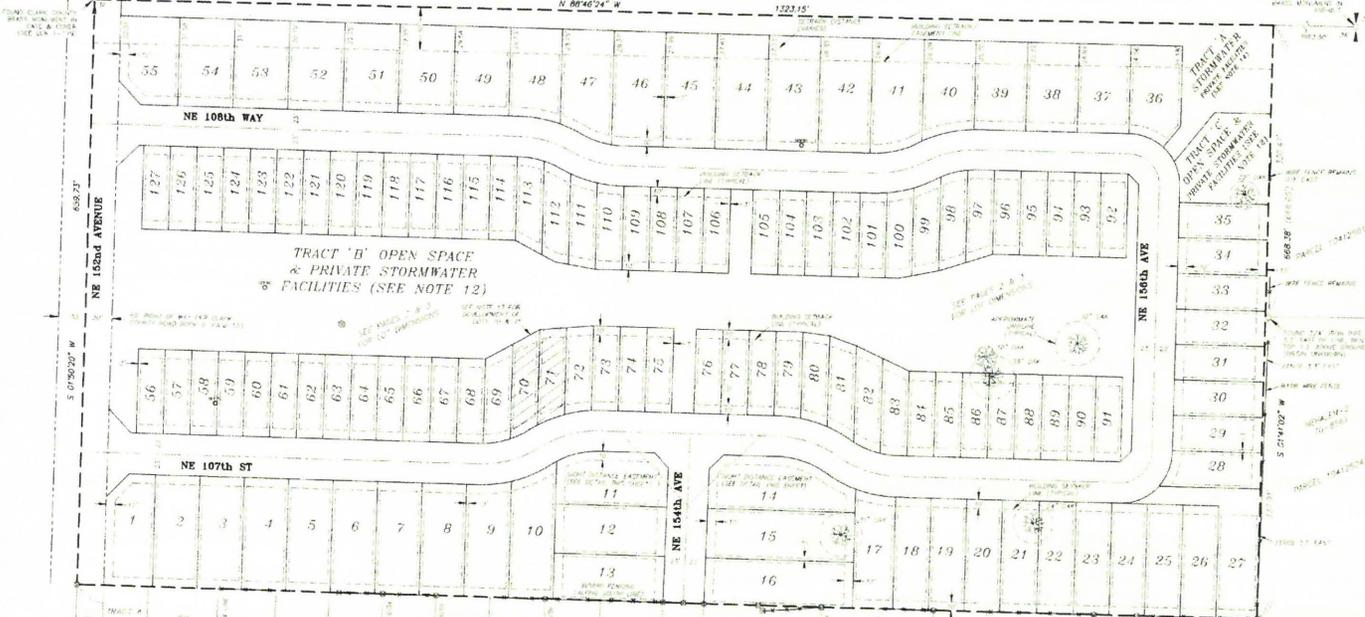
LEGEND

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LAND SURVEYOR'S CERTIFICATE:

I, **Eric J. Madsen**, a duly licensed and qualified land surveyor in the State of Washington, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified land surveyor in the State of Washington. I am duly licensed and qualified in the State of Washington. My license number is 12345. I am a member of the National Society of Professional Surveyors. My commission expires on 12/31/2018.



URBAN OAKS
PRELIMINARILY APPROVED AS "PACIFIC OAKS SUBDIVISION"
A SUBDIVISION IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 OF SECTION 36
T. 3 N., R 2 E., W. M.,
CLARK COUNTY, WASHINGTON

CLARK COUNTY PLANNING DIRECTOR:
APPROVED BY: *[Signature]* 12/7/15
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS URBAN OAKS SUBDIVISION
PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

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

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

CLARK COUNTY ENGINEER:
[Signature] 12/7/15
CLARK COUNTY ENGINEER DATE

COUNTY HEALTH DEPARTMENT:
THRU _____ SET _____ ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
[Signature] 12/7/15
COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____, 20____,
IN BOOK _____ OF PLATS, AT PAGE _____, AT THE
REQUEST OF _____
AUDITOR'S FILE NUMBER _____
CLARK COUNTY AUDITOR _____

CITY REQUIRED NOTE:
THE FOREGOING COVENANTS AND Covenants RELATED TO CITY OF WASHINGTON WATER, SEWER, GARBAGE, AND TRASH COLLECTION SERVICES ARE APPROVED FOR THE FOREGOING PURPOSES. THE FOREGOING COVENANTS, REGULATIONS, EASEMENTS, ERECTIONS, COVENANTS, ERECTIONS, AND MAINTENANCE OF ALL CITY UTILITIES AND APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE APPROVED AND ACCEPTED BY THE CITY OF WASHINGTON. THE CITY OF WASHINGTON HAS REVIEWED AND APPROVED THE FOREGOING COVENANTS, REGULATIONS, EASEMENTS, ERECTIONS, COVENANTS, ERECTIONS, AND MAINTENANCE OF ALL CITY UTILITIES AND APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM. THE FOREGOING COVENANTS, REGULATIONS, EASEMENTS, ERECTIONS, COVENANTS, ERECTIONS, AND MAINTENANCE OF ALL CITY UTILITIES AND APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE APPROVED AND ACCEPTED BY THE CITY OF WASHINGTON. THE FOREGOING COVENANTS, REGULATIONS, EASEMENTS, ERECTIONS, COVENANTS, ERECTIONS, AND MAINTENANCE OF ALL CITY UTILITIES AND APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE APPROVED AND ACCEPTED BY THE CITY OF WASHINGTON.

