



*Stephan*  
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**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT/DIVISION:** Public Works / Development Engineering

**DATE:** May 21, 2013

**REQUEST:** Acceptance of Plat for Recording "CAYMAN PLACE 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 CAYMAN PLACE SUBDIVISION (PLD2005-00006 / FLD2012-00013)

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Several methods of community outreach were used in processing this application. Notice of application and public hearing was mailed to the applicant, neighborhood associations, and property owners within 300 feet of the site on March 8, 2005. One sign was posted on the subject property and two within the vicinity on April 20, 2005. Notice of the SEPA Determination and public hearing was published in the "Columbian" newspaper on March 8, 2005. A public hearing was held on May 5, 2005, which offered the public further opportunity to comment on the proposed development.

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

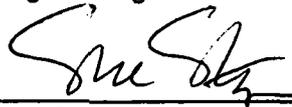
**FISCAL IMPACTS:**  Yes (See Attached Fiscal Impacts Form)  No

**ACTION REQUESTED:** It is recommended that the Board accept the plat of CAYMAN PLACE SUBDIVISION.

**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.

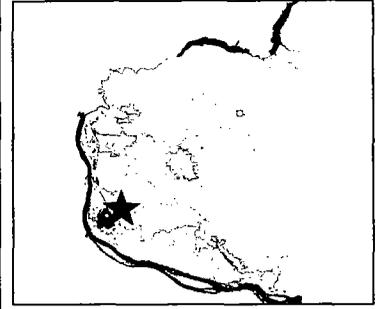
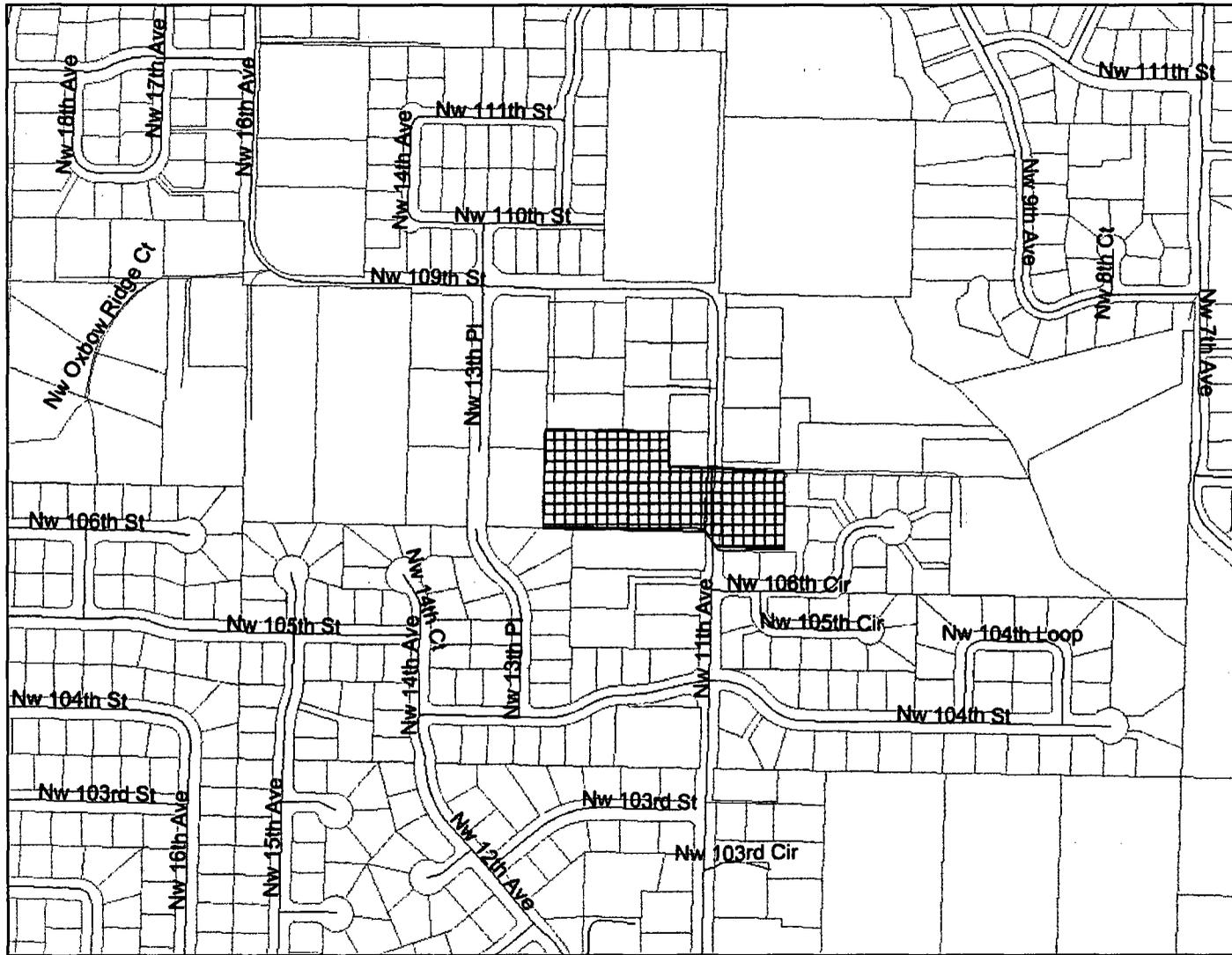
  
\_\_\_\_\_  
Sue Stepan, P.E.  
Development Engineering Manager

APPROVED: May 21, 2013  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
Peter Capell, P.E.  
Public Works Director/County Engineer

\_\_\_\_\_  
SR 089-13

# Attachment A: Cayman Place Subdivision Vicinity Map



## Legend

- Parcels
- Roads
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary



Map center: 1082576, 140946



Scale: 1:5,657

This map was generated by Clark County's "Maps Online" 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: CAYMAN PLACE SUBDIVISION**

**CAYMAN PLACE SUBDIVISION**

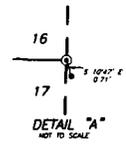
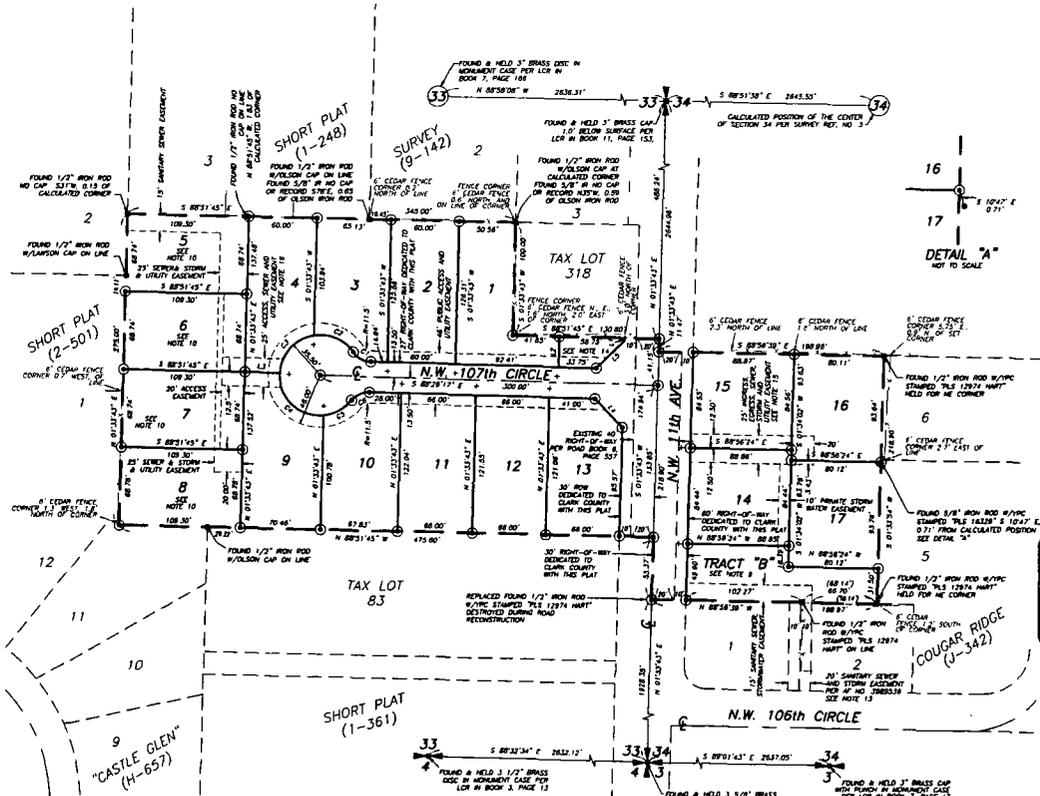
A SUBDIVISION IN A PORTION OF THE NE 1/4,  
OF THE SE 1/4 OF SECTION 33 AND IN A  
PORTION OF THE NW 1/4, OF THE SW 1/4  
OF SECTION 34

T. 3 N., R 1 E., W. M.,  
CLARK COUNTY, WASHINGTON

JOB NO. 12-136 APRIL 25, 2013

PREPARED BY:  
MINSTER AND GLAESER  
SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WASHINGTON 98661  
(360) 887-3313

- NOTES:**
- THE FOLLOWING SETBACK STANDARDS SHALL BE MET:  
20' FRONT SETBACK FOR ALL BUILDINGS.  
10' FOOT STREET SETBACK ALONG THE NORTH PROPERTY LINE OF LOT 13 AND THE WEST PROPERTY LINES OF LOTS 14 AND 17.  
5' FOOT STANDARD SIDE AND REAR SETBACK FOR ALL OTHER SETBACKS IN THE PLAT.
  - PLACEMENT OF MOBILE/MANUFACTURED HOMES IS PROHIBITED.
  - IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERSTANDING 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 VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
  - THE DUMPING OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLDOWN PROTECTION PROGRAM AT (206) 536-8941 OR THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION.
  - IN ACCORDANCE WITH CCC 40.810, SCHOOL, PARK AND TRAFFIC IMPACT FEES SHALL BE PAID FOR ALL NEW DWELLING UNITS CONSTRUCTED IN THIS DEVELOPMENT. EACH NEW SINGLE-FAMILY DWELLING (1/3 OF THEM, WHICH ACCOUNTS FOR THE 2 EXISTING DWELLINGS ON THE SITE) SHALL BE SUBJECT TO THE FOLLOWING IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE: \$1,725 SIF PER NEW SINGLE-FAMILY DWELLING IN THE VANCOUVER SCHOOL DISTRICT, \$2,018 PIF (CONSISTING OF \$1,576 ACQUISITION AND \$442 FOR DEVELOPMENT) PER NEW SINGLE-FAMILY DWELLING IN PARK DISTRICT 9, AND \$1,382.87 PIF PER NEW SINGLE-FAMILY DWELLING IN THE HAZEL DELL TRAFFIC IMPACT FEE DISTRICT. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE PAID FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF THE PRELIMINARY PLAT APPROVAL, DATED JUNE 1, 2003, AND EXPIRING ON JUNE 1, 2006. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.
  - BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION.
  - NO DIRECT ACCESS IS ALLOWED UNDER THE FOLLOWING STREETS: N.W. 11TH AVENUE.
  - ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
  - TRACT "A" AND TRACT "B" ARE FOR STORM WATER DETENTION DEDICATED TO CLARK COUNTY WITH THE RECEIVING OF THIS PLAT.
  - THE EAST 20.00 FEET OF LOT 6 IS SUBJECT TO ACCESS AND UTILITIES EASEMENT TO SERVE LOT 3. THE SOUTH 12.50 FEET OF THE EAST 20.00 FEET IS SUBJECT TO AN ACCESS AND UTILITIES EASEMENT TO SERVE LOTS 7 AND 8. THE EAST 20.00 FEET OF LOT 7 IS SUBJECT TO ACCESS AND UTILITIES EASEMENT TO SERVE LOT 8. THE NORTH 12.50 FEET OF THE EAST 20.00 FEET IS SUBJECT TO AN ACCESS AND UTILITIES EASEMENT TO SERVE LOTS 5 AND 6, AS SHOWN HEREON.
  - PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
  - THE OWNERS OF PRIVATELY OWNED STORMWATER LATERALS ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE.
  - FENCES ARE NOT PERMITTED TO BE BUILT IN PUBLIC EASEMENTS.
  - TRACT "A" (SEE NOTE 9)
  - 25' INGRESS, EGRESS AND UTILITIES EASEMENT TO SERVE LOTS 14, 15, 16, AND 17 AS SHOWN HEREON.
  - THE NORTH 12.50 FEET OF LOT 9 AND THE SOUTH 12.50 FEET OF LOT 4 IS SUBJECT TO AN INGRESS, EGRESS AND UTILITIES EASEMENT TO SERVE LOTS 5, 6, 7 AND 8 AS SHOWN HEREON.



**CLARK COUNTY PLANNING DIRECTOR:**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR

**CLARK COUNTY ASSESSOR:**

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS \_\_\_\_\_ CLARK COUNTY, WASHINGTON  
PLAT NO. \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CLARK COUNTY COMMISSIONERS:**

CHAIR 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.

EDMUND DENNEY, JR., PROFESSIONAL LAND SURVEYOR, PLS # 322451 \_\_\_\_\_ DATE: \_\_\_\_\_

**CLARK COUNTY HEALTH DEPARTMENT:**

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND 17 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

DISTRICT HEALTH OFFICER \_\_\_\_\_ DATE: \_\_\_\_\_

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ PACIFIC LIFESTYLE HOMES  
AUDITOR'S FILE NUMBER \_\_\_\_\_

**CLARK COUNTY ADDITOR:**

**SIDEWALK NOTE:**  
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL LOT FRONTAGES AS NOTED.

**UTILITY AND SIDEWALK EASEMENT:**

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTING, 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 UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

MINSTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, 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 IN. PAC. 332-136-200. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-1-2012.

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - INDICATES 1/2" x 24" IRON ROD WITH (DENNY 32451) CAP SET
  - INDICATES CALCULATED POSITION
  - INDICATES PEEK HOLE
  - INDICATES EXISTING WELL
  - INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 32451 SET AT THE EXTENSION OF LOT LINE IN THE CORNER FOR THE PURPOSE OF LINE NOT DISTANCE
  - ( ) INDICATES RECORD DISTANCE
  - ROW INDICATES RIGHT-OF-WAY
- SURVEY REFERENCE:**
- LAWSON SHORT PLAT BOOK 2, PAGE 501
  - OLSON SURVEY BOOK 9, PAGE 142
  - HART SURVEY BOOK 25, PAGE 198
  - SHORT PLAT BOOK 1, PAGE 248
  - CASTLE GLEN BOOK 4, PAGE 657
  - TOUGAR RIDGE BOOK J, PAGE 342
  - SHORT PLAT BOOK 1, PAGE 108
  - OLSON SURVEY BOOK 10, PAGE 24
  - NIKOLAS SURVEY BOOK 38, PAGE 77
- DEED REFERENCE:**
- GRANTOR: DOUGLAS R. ANLBERG AND KATHRON O. ANLBERG, husband and wife  
GRANTEE: TIMOTHY A. GELDER AND JEAN M. GELDER, husband and wife  
AF NO. 871105054
  - GRANTOR: ASGHAR SADRI, as his separate estate  
GRANTEE: WASHINGTON MUTUAL BANK  
AF NO. 3713855
  - GRANTOR: ASGHAR R. SADI, an unmarried man  
GRANTEE: WASHINGTON MUTUAL BANK  
AF NO. 3658393
  - GRANTOR: RCB REAL ESTATE FINANCE, INC.  
GRANTEE: PACIFIC LIFESTYLE HOMES, INC.  
AF NO. 4886774 D

**LOT SQUARE FOOTAGE TABLE**

LOT	SQ. FT.
1	7518.61
2	7903.20
3	7504.27
4	7518.70
5	7518.08
6	7518.08
7	7518.08
8	7518.08
9	7518.08
10	7518.08
11	7518.08
12	7518.08
13	7518.08
14	7518.08
15	7518.08
16	7518.08
17	7518.08

**LINE TABLE**

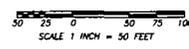
LINE	LENGTH	BEARING
1	6.42'	N 01°31'43" E
2	28.89'	S 01°34'43" W
3	38.81'	N 89°21'43" W
4	38.84'	S 89°28'17" E
5	38.84'	S 89°28'17" E

**CURVE TABLE**

SURVEY DISTANCE	CHORD	CHORD BEARING
CA 1 18.00'	18.00'	17.94°
CA 2 39.84'	39.84'	17.97°
CA 3 62.88'	62.88'	17.98°
CA 4 85.92'	85.92'	17.98°
CA 5 108.96'	108.96'	17.98°
CA 6 132.00'	132.00'	17.98°
CA 7 155.04'	155.04'	17.98°
CA 8 178.08'	178.08'	17.98°

**CONVERSION TABLE**

INCHES	FEET
12.00"	1.00'
36.00"	3.00'
48.00"	4.00'
60.00"	5.00'
72.00"	6.00'
84.00"	7.00'
96.00"	8.00'
108.00"	9.00'
120.00"	10.00'
132.00"	11.00'
144.00"	12.00'
156.00"	13.00'
168.00"	14.00'
180.00"	15.00'



BASED ON BEARING AND DISTANCE FROM THE SURVEY SYSTEM SOUTH ZONE, US SURVEY FEET, N 01°31'43" E, DISTANCE 6.42 FEET, BETWEEN MONUMENTS FOUND AS NOTED. CONVERSION FACTOR = 1.000076