

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DATE: June 25, 2013
REQUEST: Approve and sign the final plat for Covington Village Townhomes 2
CHECK ONE: Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of COVINGTON VILLAGE TOWNHOMES - 2 (PLD2006-00113/FLD2013-00002)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Several methods of community outreach were used in processing the application. Notice of application was mailed to the applicant, neighborhood associations and property owners within 300 feet of the site on July 20, 2006. One sign was posted on the subject property and two within the vicinity on September 14, 2006. A public hearing was held on December 28, 2006 which offered the public further opportunity to comment on the proposed development.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the plat of Covington Village Townhomes 2.

DISTRIBUTION: Please forward a copy of the approved staff report to Community Development.



Chuck Crider
Permit Center Manager

Approved: 

CLARK COUNTY
BOARD OF COMMISSIONERS



Peter Capell
Public Works Director

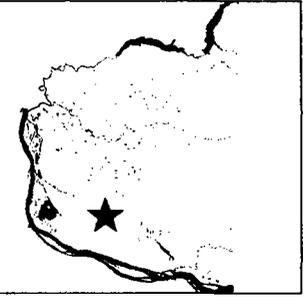
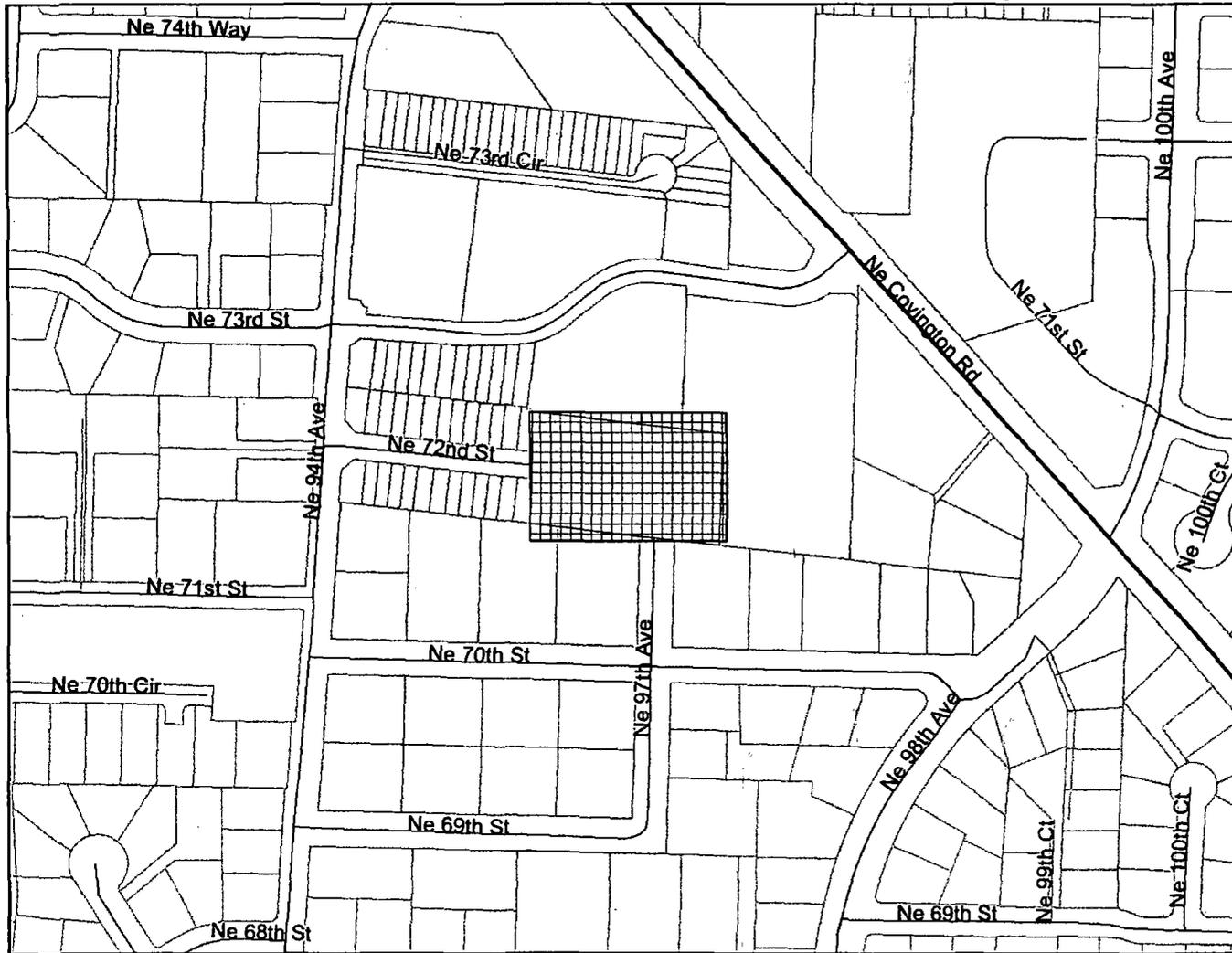
June 25, 2013

SR 116-13



PW13-059

Attachment A 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

0 325 650 975 ft.

Map center: 1110211, 131221



Scale: 1:3,439

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.

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2500 E. EVERGREEN BLVD.
SPACEDALE, WA 98061
(360) 894-3313

FENCE NOTES:
 ① 4" WOOD FENCE
 0.8' SOUTH OF LINE
 ② 6" WOOD FENCE
 0.8' SOUTH OF LINE
 ③ 4" WOOD FENCE
 0.3' EAST OF CORNER
 ④ 6" WOOD FENCE CORNER
 0.2' E., 7.4' N. OF CORNER
 ⑤ 6" WOOD FENCE
 4.1' NORTH OF LINE

FOUND NOTES:
 ① FOUND 1/2" IRON ROD WITH OLSON CAP S 51°17'34" W 0.15' FROM CALCULATED POSITION
 ② FOUND 1/2" IRON ROD WITH OLSON CAP S 16°33'58" W 0.21' FROM CALCULATED POSITION
 ③ FOUND 1/2" IRON ROD WITH OLSON CAP S 27°14'48" W 0.20' FROM CALCULATED POSITION
 ④ FOUND 1/2" IRON ROD WITH BECKFORD CAP 0.10' SOUTH OF LINE
 ⑤ FOUND 1/2" IRON ROD WITH BECKFORD CAP 0.08' SOUTH OF LINE
 ⑥ FOUND 1" IRON PIPE HELD FOR THE NW CORNER OF CHARLES M. OLUP TRACT AS PER "HARBAT ESTATES" (1-348)
 ⑦ FOUND 1" IRON PIPE AS SHOWN IN "HARBAT ESTATES" (1-348)
 ⑧ FOUND 3/4" IRON PIPE HELD FOR N.W. CORNER BLOCK 1
 ⑨ FOUND 3/4" IRON PIPE HELD FOR S.W. CORNER BLOCK 1
 ⑩ FOUND R.H.S. AT INTERSECTION OF N.E. 63RD STREET AND N.E. 94TH AVENUE
 ⑪ FOUND 5/8" IRON ROD WITH CAP DESTROYED, HELD FOR THE NW CORNER OF LOT 17
 ⑫ FOUND 3/4" IRON PIPE S 49°02'12" E 0.91' FROM CALCULATED POSITION

ATACHEMENT A 1 of 2

COVINGTON VILLAGE TOWNHOMES 2
 A SUBDIVISION IN A PORTION OF LOTS 16 AND 17
 OF "FOURTH PLAIN HOMESTEAD LOTS" (A-56),
 AND LOTS 26 AND 39 OF
 "COVINGTON VILLAGE TOWNHOMES" (311-539) IN A
 PORTION OF THE SW 1/4 OF THE NW 1/4 OF
 SECTION 9
 T. 2 N., R. 2 E., W. M.,
 CLARK COUNTY, WASHINGTON
 JOB NO. 13-035 DATE 03, 2013
 SHEET 1 OF 2

- NOTES:**
- TRACT "B" IS A STORMWATER FACILITY DEDICATED TO CLARK COUNTY WITH THIS PLAT. THE TREATMENT MANHOLE WITHIN TRACT "A" IS DEDICATED TO CLARK COUNTY FOR MAINTENANCE.
 - DWELLINGS AND OTHER STRUCTURES ON THE LOTS IN THIS PLAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN ON RECORD WITH THE CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE SETBACKS, HEIGHT REGULATIONS, LOT COVERAGE, PARKING STANDARDS, AND OTHER APPLICABLE STANDARDS FOR THE R22 ZONE IN CCC 40.760.330.
 - IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERGOING 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 APPROVEMENT AND/OR FINES.
 - PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR EACH LOT, SIDEWALKS SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF THE LOT.
 - ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
 - THE APPLICANT SHALL PAY IMPACT FEES, EXCEPT LOT 1 DESIGNATED ON THE FINAL PLAT AS WALKED, BASED ON THE NUMBER OF DWELLING UNITS IN THE BUILDING AS FOLLOWS:
 - \$2,000.00 PER DWELLING FOR SCHOOL IMPACT FEES (EVERGREEN SCHOOL DISTRICT)
 - \$1,127.00 PER DWELLING FOR PARK IMPACT FEES (BROOK-ACQUISITION \$321 DEVELOPMENT FOR PARK DISTRICT NO. 6)
 - \$681.64 PER DWELLING FOR TRAFFIC IMPACT FEES (ORCHARDS TR SUBAREA)
 - BUILDING PERMIT APPLICATION MADE MORE THAN THREE YEARS FOLLOWING THE DATE OF PRELIMINARY SITE PLAN APPROVAL, THE IMPACT FEES SHALL BE RECALCULATED ACCORDING TO THE THEN CURRENT RATE.
 - PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR EACH LOT, THE REQUIRED LANDSCAPE BUFFERS SHALL BE INSTALLED IN ACCORDANCE WITH THE FINAL APPROVED LANDSCAPE PLAN.
 - TRACT "A" IS A JOINT DRIVEWAY AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY LOTS 11, 12 AND AN INGRESS, EGRESS EASEMENT TO CLARK COUNTY FOR ACCESS AND MAINTENANCE OF TRACT "B" STORM FACILITY AND MAINTENANCE OF THE TREATMENT MANHOLE WITHIN THIS TRACT.

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. _____ DATE _____

CLARK COUNTY ENGINEER:
 CLARK COUNTY ENGINEER _____ DATE _____

CLARK COUNTY COMMISSIONERS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2013.

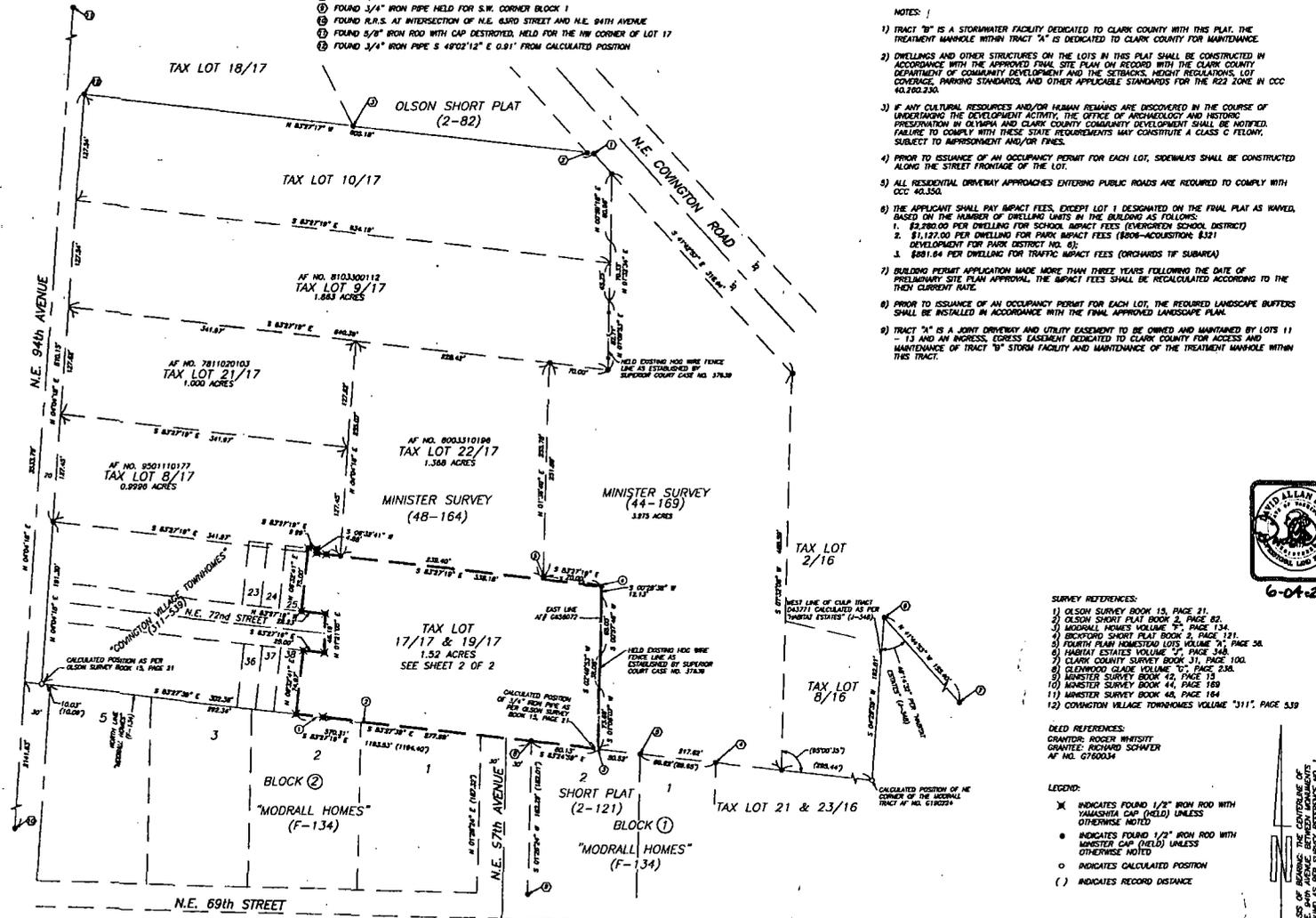
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 David Denny
 DAVID ALAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS # 30477
 6-04-2013

CLARK COUNTY HEALTH DEPARTMENT:
 LOTS 17/17, 18, 22 ARE APPROVED AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
 Carla C. Swartz, R.E.
 COUNTY HEALTH OFFICER
 6-11-13

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS _____ DAY OF _____, 2013,
 IN BOOK _____ OF PLATS, AT PAGE _____, AT THE
 OFFICE OF THE _____ RECORDER OF CLARK COUNTY, WASHINGTON.
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR:
 CLARK COUNTY AUDITOR _____

UTILITY AND SIDEWALK EASEMENT:
 AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR TEN (10) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLIDE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
 MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCRETION, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN WAC 352-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-19-07.



- SURVEY REFERENCES:**
- OLSON SURVEY BOOK 15, PAGE 21
 - OLSON SHORT PLAT BOOK 2, PAGE 82
 - MODRALL HOMES VOLUME "F", PAGE 134
 - BROOKDALE SHORT PLAT BOOK 3, PAGE 121
 - FOURTH PLAIN HOMESTEAD LOTS VOLUME "A", PAGE 56
 - HARBAT ESTATES VOLUME "E", PAGE 348
 - CLARK COUNTY SURVEY BOOK 31, PAGE 100
 - CLENDWOOD GRABER VOLUME "U", PAGE 236
 - MINISTER SURVEY BOOK 42, PAGE 15
 - MINISTER SURVEY BOOK 44, PAGE 189
 - MINISTER SURVEY BOOK 48, PAGE 164
 - COVINGTON VILLAGE TOWNHOMES VOLUME "311", PAGE 539

DEED REFERENCES:
 GRANTOR: ROGER WHITSETT
 GRANTEE: RICHARD SCHWEN
 AF NO. 6760034

- LEGEND:**
- X INDICATES FOUND 1/2" IRON ROD WITH YAMASHITA CAP (HELD) UNLESS OTHERWISE NOTED
 - INDICATES FOUND 1/2" IRON ROD WITH MINISTER CAP (HELD) UNLESS OTHERWISE NOTED
 - INDICATES CALCULATED POSITION
 - () INDICATES RECORD DISTANCE

SCALE 1 INCH = 80 FEET

PREPARED BY
 MINISTER AND GLAESER
 SURVEYING, INC.
 2700 E. FLORENCE BLVD.
 WASHINGTON, DC 20007
 (202) 854-3373

COVINGTON VILLAGE TOWNHOMES 2
 A SUBDIVISION IN A PORTION OF LOTS 16 AND 17
 OF "FOURTH PLAIN HOMESTEAD LOTS" (A-56),
 AND LOTS 26 AND 39 OF
 "COVINGTON VILLAGE TOWNHOMES" (311-539) IN A
 PORTION OF THE SW 1/4 OF THE NW 1/4 OF
 SECTION 9

T. 2 N., R 2 E., W. M.,
 CLARK COUNTY, WASHINGTON

JOB NO: 13-019 JUNE 03, 2013

SHEET 2 OF 2

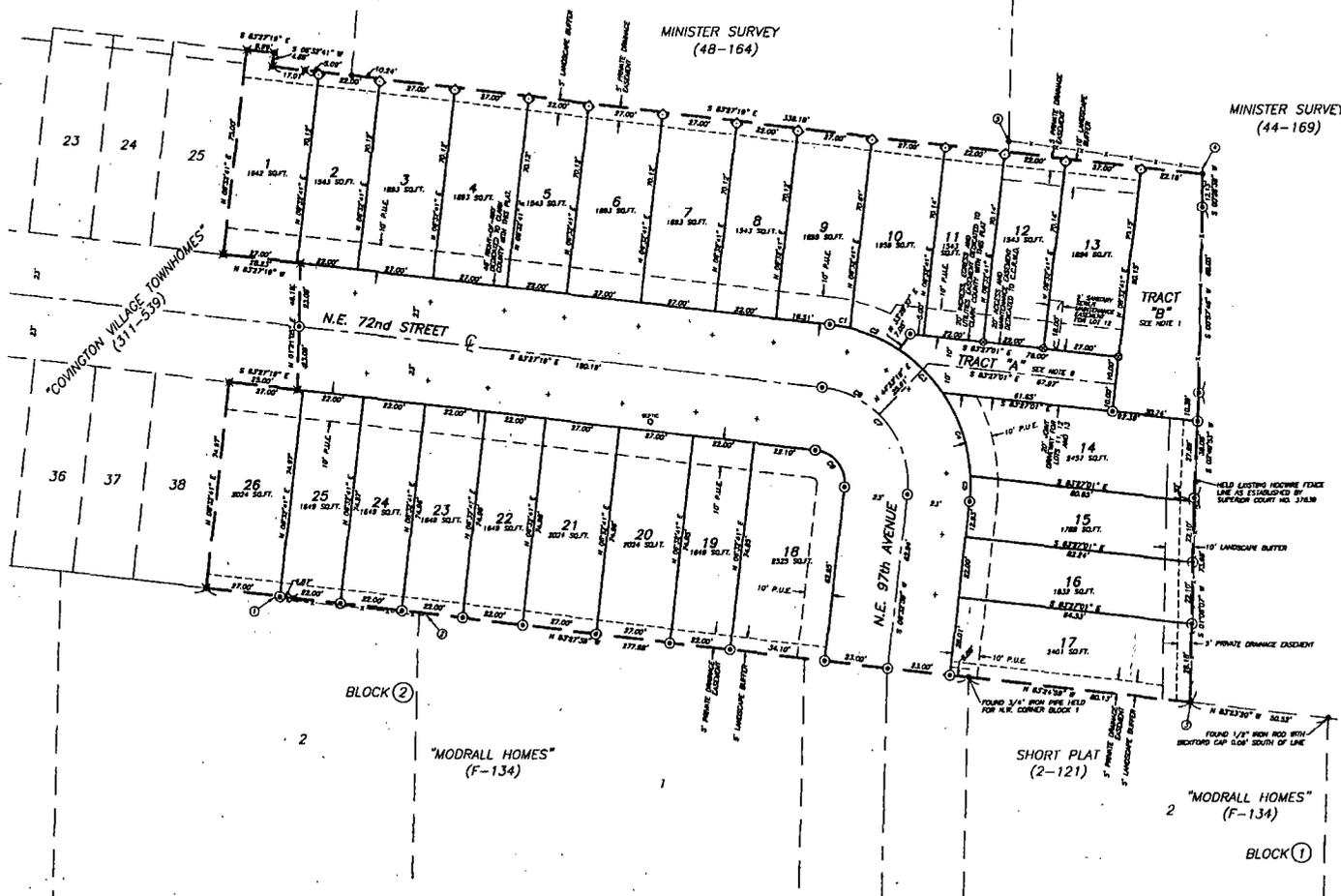
ATTACHMENT B 2 OF 2

CURVE	BEARING	CHORD	ARC DIST	CHORD BEARING	CHORD DIST
1	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
2	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
3	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
4	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
5	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
6	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
7	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
8	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
9	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
10	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
11	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
12	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
13	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
14	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
15	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
16	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
17	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
18	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
19	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
20	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
21	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
22	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
23	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
24	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
25	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
26	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
27	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
28	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
29	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11
30	S 87°27'18" E	18.11	18.11	S 87°27'18" E	18.11

TAX LOT B/17

MINISTER SURVEY
 (48-164)

MINISTER SURVEY
 (44-169)



- FENCE NOTES:**
- ① 6" WOOD FENCE 0.8' SOUTH OF LINE
 - ② 6" WOOD FENCE 0.9' SOUTH OF LINE
 - ③ WOOD FENCE 0.1' EAST OF CORNER
 - ④ 6" WOOD FENCE CORNER 0.7' E., 2.2' N. OF CORNER
 - ⑤ 6" WOOD FENCE 4.1' NORTH OF LINE
- SURVEY REFERENCES:**
- 1) OLSON SURVEY BOOK 15, PAGE 21
 - 2) OLSON SURVEY BOOK 15, PAGE 22
 - 3) MODRALL HOMES VOLUME 7, PAGE 134
 - 4) BUCHFORD SHORT PLAT BOOK 2, PAGE 131
 - 5) FOURTH PLAIN HOMESTEAD LOTS VOLUME 1, PAGE 56
 - 6) HARBAT ESTATES VOLUME 1, PAGE 346
 - 7) CLARK COUNTY SURVEY BOOK 31, PAGE 100
 - 8) OLEWOOD GLADE VOLUME 10, PAGE 238
 - 9) MINISTER SURVEY BOOK 42, PAGE 13
 - 10) MINISTER SURVEY BOOK 48, PAGE 169
 - 11) MINISTER SURVEY BOOK 48, PAGE 184
 - 12) COVINGTON VILLAGE TOWNHOMES VOLUME 3111, PAGE 539

DEED REFERENCES:
 GRANTEE: ROBERT WHITSETT
 GRANTEE: IRONARD SCHWEN
 AT NO. 0780034

- LEGEND:**
- ✕ INDICATES FOUND 1/2" IRON ROD WITH YAMASATA CAP (D.O) UNLESS OTHERWISE NOTED
 - INDICATES FOUND 1/2" IRON ROD WITH MINISTER CAP (FIELD) UNLESS OTHERWISE NOTED
 - ⊙ INDICATES 1/2" x 24" IRON ROD WITH (D. DENNY 35477) CAP SET
 - ⊙ INDICATES WITNESS CORNER, 1/2" x 24" IRON ROD WITH (D. DENNY 35477) CAP SET 1.00' SOUTH ON LINE
 - ⊙ INDICATES ROCK NAIL WITH BRASS WASHER DESCRIBED NO. 35477 SET
 - + ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 35477 ARE SET AT THE EXTENSION OF THE FRONT LOT CORNERS IN THE CURB.
 - INDICATES CALCULATED POSITION
 - () INDICATES REDDOD DISTANCE
 - ~ INDICATES APPROXIMATE LOCATION OF ABANDONED SEPTIC TANK
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - C.C.R.W.D. INDICATES CLARK COUNTY REGIONAL WASTEWATER DISTRICT



6-04-2013
 SCALE 1 INCH = 20 FEET

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCRETION, 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 02-18-07.

JUN 17 2013

MYLAR TRANSMITTAL

To: Community Development Director
Clark County Surveyor *OK For Pete's Signature JHL 6/18/13*
Development Engineering *PC*
Clark County Engineer
Clark County Board of Commissions

From: Terri Brooks

Date: June 17, 2013

Subject: Covington Village Townhomes 2

Transmitted herein is the final plat mylar for the above reference application. Please review the mylar and if there are no corrections needed, please sign and return it to our office.