

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development, Development Services
DATE: July 25, 2013
REQUEST: Approve a Declaration to amend Burnt Bridge Village Subdivision Plat Recorded in Book 311 at Page 638.

CHECK ONE X Consent CAO

BACKGROUND

The final plat for Burnt Bridge Village Subdivision was recorded and required the applicant to construct 60 housing units made up of 24 single-family detached dwellings and 36 single-family attached dwellings (or duplexes).

A Declaration to revise the recorded subdivision plat by revising Plat Note 1 of Burnt Bridge Village subdivision to reduce the front yard setback for Lot 1 through Lot 24 from 20 feet to 10 feet consistent with the current code standards, and to reduce the street side yard setback for Lot 43 from 10 feet to 7.53 feet. The declaration has been reviewed and approved as to form by county's legal counsel to amend the final subdivision plat. The revised plat is described in the attached Exhibit "1" as sketched in the attached Exhibit "2." The final approval of the Declaration by the Board of County Commissioners is required.

BUDGET AND POLICY IMPLICATIONS

None

FISCAL IMPACTS

Yes (see attached form)

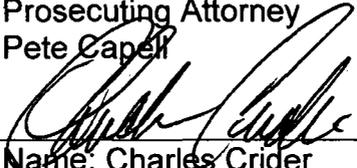
No

ACTION REQUESTED

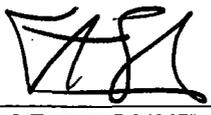
Approve a Declaration to amend Falcon' Rest PUD Subdivision Plat.

DISTRIBUTION

Board of County Commissioners
Prosecuting Attorney
Pete Capelli


Name: Charles Crider
Title: Permit Services Manager

Approved:


CLARK COUNTY
BOARD OF COMMISSIONERS

July 30, 2013
SR 147-13



John
N

Serial #: 986026946 through 986026969, and 986026988, see Exhibit C
Sec-T-R: Section 15, T2N, R2E
Project: PLD2013-00005, VAR2013-00003

CD 13-35

DECLARATION AMENDING PLAT BOOK 311, PAGE 638

We, D.R. Horton, Inc - Portland, a Delaware Corporation, the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), pursuant to RCW 58.17.215 and CCC 40.540, which, under specific circumstances, allows Clark County to approve alterations to recorded plats, file this declaration to accomplish that end.

RECITALS:

Whereas, D.R. Horton, Inc – Portland, a Delaware Corporation, are the owners of Lots 1 through 24 and Lot 43 of the plat of Burnt Bridge Village, part of a plat recorded under Auditor's number 4566052, Book 311, Page 638, the Site, and a copy of the previously recorded plat in Exhibit A attached hereto; and

Whereas, the owners have sought to amend the recorded plat to modify the platted building setbacks to the current setbacks for the R-22 Zone per Table 40.220.020-5 (Single-Family Detached Lot Standards) for Lots 1 through Lot 24. This modification will change the Note 1 on the plat from a 20-foot front yard setback to a 10-

foot front yard setback. The owners have also sought an administrative variance to reduce the street side yard setback from 10-feet to 7.53 feet on Lot 43 which changes Note 2 on the plat; and

Whereas, the owners have previously received the plat alteration approval with conditions of Clark County in that planning application numbered PLD2013-00005 and administrative variance approval in that planning application numbered VAR2013-00003; and

Whereas, this document is required to satisfy the conditions of approval, RCW 58.17.215 and CCC 40.540; now, therefore,

1. The undersigned owners declare that they are the sole and exclusive owners of the real property, Lot 1 through 24 and Lot 43 of the plat of Burnt Bridge Village, as shown in Exhibit A, that is affected by the plat alteration. The plat is recorded in Book 311 at Page 638, records of Clark County, Washington.
2. Pursuant to the plat alteration, Clark County has authorized the modification of the platted setbacks for Lots 1 through 24 to the current setbacks for the R-22 zone per Table 40.220.020-5 (Single-Family Detached Lot Standards).
3. Pursuant to the administrative variance and the plat alteration, Clark County has authorized the reduction of the street side yard setback for Lot 43 to 7.53 feet.
4. A revised drawing of the approved alteration is attached hereto and incorporated herein as Exhibit B.
5. The tax account numbers of Lots 1 through 24 and Lot 43 is attached and incorporated herein as Exhibit C.
6. The final plat is only amended as set forth above and in all other aspects are unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

Dated this 30th day of July, 2013.

Approved as to form:

By *Christopher Horne*
Christopher Horne
Deputy Prosecuting Attorney

County Commissioners

Approved and accepted by the Board of County Commissioners, Clark County,
Washington, this 30th day of July, 2013.

ASA

Chair of the Board of County Commissioners

Attested by: *Rebecca J. Hor*
Clerk to the Board of Clark County Commissioners



By: _____
Owners Representative

STATE OF OREGON)
 :SS
COUNTY OF MULTNOMAH)

On this day personally appeared before me _____, known to me to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2013

Notary Public in and for the State of Oregon, residing at _____, therein.
My commission expires:

PREPARED BY:
MINISTER AND CLAESER
SURVEYING, INC.
2300 E. EVERETT RD.
WACOMBER, WA, 98091
(360) 694-3373

SURVEY REFERENCES:

- 1) LINCOLN MANOR SUBDIVISION, BOOK 310 PAGE 629
- 2) MARSHALL SURVEY, BOOK 42, PAGE 109
- 3) MONTHLY SURVEY, BOOK 26, PAGE 40
- 4) COUNTY ROAD PROJECT CLASS, BOSSER NE HAZEL DELL AVENUE FROM CITY OF WACOMBER CITY LIMITS TO STA. 27+00 SHEETS 7 OF 22 TO 12 OF 22 SEE MAP FILE 804-17 OF 23 TO 8 OF 23
- 5) "ALKI HOMESTEAD LOTS" SUBDIVISION, BOOK A, PAGE 2
- 6) MARSHALL SURVEY, BOOK 34, PAGE 134
- 7) LANGSON SURVEY, BOOK 14, PAGE 198

DEED REFERENCE:

STATUTORY INSTRUMENT DEED AS TO REICHAGSBERG
GRANTOR: THOMAS E. REICHAGSBERG AND GARCIA A. SOLARI
GRANTEE: BURNT BRIDGE VILLAGE LLC

UTILITY EASEMENT:

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF WACOMBER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: CONSTRUCTION, INSTALLATION, RECONSTRUCTING, MAINTAINING, EXTENDING, REPAIRING, OPERATING AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO LOCUS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF WACOMBER. THE CITY OF WACOMBER, GRANTEE HEREIN AND ITS AGENTS AND CONTRACTORS HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE, ITS EXECUTIVES, AGENTS, ASSIGNS AND SUCCESSORS IN THE INTEREST ARE AGREEING AND CONSENTING TO OBTAIN WRITTEN CONSENT FROM THE CITY OF WACOMBER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPE OF VEGETATION UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREIN.

NOTES:

- 1) EACH SINGLE FAMILY LOT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IN TABLE 40.290.020-3 AS FOLLOWS.

DENSITY:	15-22 UNITS/ACRE
MINIMUM LOT AREA:	1,300 SQ. FT.
MINIMUM WIDTH:	23 FT.
MINIMUM DEPTH:	30 FT.
FRONT YARD SETBACK:	10 FT.
MAXIMUM BUILDING HEIGHT:	43 FT.
FRONT GARAGE DOOR:	18 FT.
STREET SIDE:	10 FT.
REAR:	4 FT.
REAR:	LOTS 1-17 = 8 FT.
	LOTS 18-24 = 10 FT.
MINIMUM LOT COVERAGE:	50%

- 2) EACH TOWNHOUSE SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IN TABLE 40.290.030-1 AS FOLLOWS.

DENSITY:	15-22 UNITS/ACRE
MINIMUM LOT AREA:	1,300 SQ. FT.
MINIMUM WIDTH:	23 FT.
MINIMUM DEPTH:	30 FT.
FRONT YARD SETBACK:	10 FT.
MAXIMUM BUILDING HEIGHT:	43 FT.
FRONT GARAGE DOOR:	18 FT.
STREET SIDE YARD SETBACK:	10 FT.
REAR YARD SETBACK:	0 OR 5 FT.
REAR:	0 OR 5 FT.
SETBACK FROM ALLEY:	0 OR 5 FT.
MINIMUM LOT COVERAGE:	70%

- 3) MOBILE HOMES ARE PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.290.130.

- 4) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.

- 5) NO DIRECT ACCESS IS ALLOWED ONTO NE HAZEL DELL AVENUE AND NE HERNHOLSE ROAD.

- 6) SIDEWALK EASEMENT DEDICATED TO CLARK COUNTY.

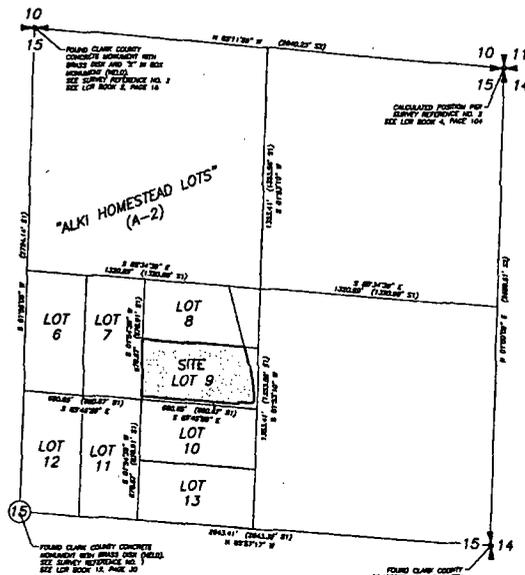
- 7) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED, FAILING TO COMPLY WITH THESE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.

- 8) DOWNSPOUTS AND FOUNDATION/POURING DRAINS SHALL BE DIRECTED TOWARD THE STREET DRAINAGE SYSTEM. CONCENTRATED RUNOFF SHALL NOT BE ALLOWED TO FLOW ONTO NEIGHBORING PROPERTIES.

- 9) 30' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

- 10) WATER EASEMENT DEDICATED TO THE CITY OF WACOMBER WITH THIS PLAT. SEE DETAIL ON SHEET 3.

- 11) TRACT "B" IS A PRIVATE ALLEY FOR THE BENEFIT OF LOTS 25 THRU 30 OF THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY SAID LOTS. TRACT "B" IS COVERED IN ITS ENTIRETY BY A SANITARY SEWER EASEMENT DEDICATED TO THE HAZEL DELL SEWER DISTRICT WITH THIS PLAT. TRACT "B" IS ALSO COVERED IN ITS ENTIRETY BY A WATER EASEMENT DEDICATED TO THE CITY OF WACOMBER WITH THIS PLAT.



SECTION BREAK
SCALE: 1" = 300'

- LEGEND:**
- INDICATES FOUND AND (FIELD) 5/8" IRON ROD STAMPED "CLARK COUNTY SURVEYOR" PER SURVEY REFERENCE NO. 3
 - INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION, NOTHING SET
 - INDICATES 1/2" x 3/4" IRON ROD WITH (DETENT 37533) CAP SET
 - INDICATES ROCK NAIL WITH BRASS WASHER INScribed NO. 37533 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
 - INDICATES RECORDED SURVEY DISTANCE
 - LCR INDICATES LAND CORNER RECORD
- THIS PLAT WILL BE POST MONUMENTED PER SECTION 40.340.090 OF THE CLARK COUNTY UNIFIED DEVELOPMENT CODE.



BURNT BRIDGE VILLAGE

A SUBDIVISION IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 15 AND ALSO LOT 9 OF "ALKI HOMESTEAD LOTS" (A-2) AND THE BUTLER MARBLE D.L.C. T. 2 N., R. 1 E., W.M. CLARK COUNTY, WASHINGTON JOB NO. 05-388 MAY 21, 2008 SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:
APPROVED BY: Michael V. Butler DATE: 5-22-09

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS BURNT BRIDGE VILLAGE PLAT NO. CLARK COUNTY, WASHINGTON
Robert Franklin Lyfbeck DATE: 5-22-09

CLARK COUNTY COMMISSIONERS:
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS 21 DAY OF May, 2009
Michael
SEAL OF THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:
John C. Coon DATE: 5/22/09

COUNTY HEALTH DEPARTMENT:
LOTS 6 THRU 13 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
Carla C. Janda, R.E. DATE: 5-22-09

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 28 DAY OF May, 2009
IN BOOK 311 OF PLATS, AT PAGE 638, AT THE REQUEST OF AUDITOR'S FILE NUMBER 4546052
Gina Kinsey by Sharla Comstock

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT IS CORRECT AND A TRUE RETURN FROM THE FIELD AND THAT THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Donald A. Paul DATE: 05/22/09
DONALD A. PAUL PROFESSIONAL LAND SURVEYOR PLS # 37533

MINISTER AND CLAESER 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 FINE SECOND TOWN STATION THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 312-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-18-09.

EXHIBIT A

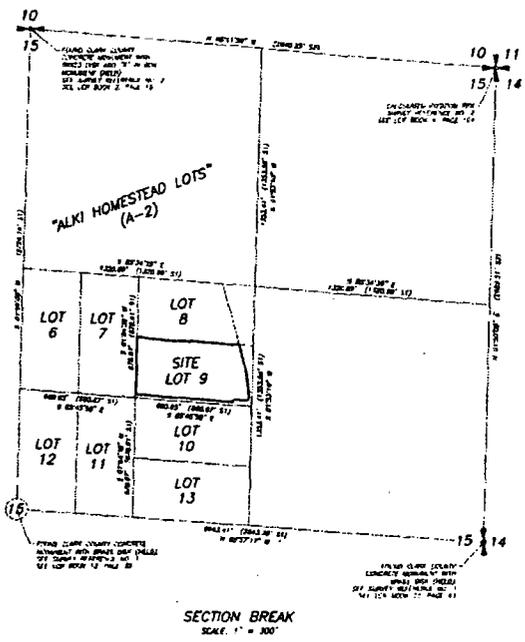
BURNT BRIDGE VILLAGE
 A SUBDIVISION IN A PORTION OF THE
 SW 1/4 OF THE NE 1/4 OF
 SECTION 15 AND ALSO
 LOT 9 OF "ALKI HOMESTEAD LOTS" (A-2)
 AND THE BUTLER MARBLE D.L.C.
 T. 2 N., R. 1 E., W.M.
 CLARK COUNTY, WASHINGTON
 JOB NO. 08-088
 SHEET 1 OF 3

SURVEY REFERENCES:
 1) "LACONIA MAP" SUBDIVISION, BOOK 310 PAGE 530
 2) MARSELLA SURVEY, BOOK 41, PAGE 166
 3) MOUNTAIN SURVEY, BOOK 96, PAGE 48
 4) COUNTY ROAD PROJECT - 179, BUCKLEY MARBLE DEED, ALLEYS FROM CITY OF WACOUWER CITY LOTS 20, 21, 22-25 SHEETS 1 OF 22 TO 12 OF 22 SEE BUY FILE 808-P 2 OF 23 TO 8 OF 23
 5) "ALKI HOMESTEAD LOTS" SUBDIVISION, BOOK 4, PAGE 2
 6) MARSELLA SURVEY, BOOK 34, PAGE 134
 7) LARSON SURVEY, BOOK 14, PAGE 188

DEED REFERENCE:
 STATUTORY WARRANTY DEED AT NO. 8804000000
 GRANTEE THOMAS E. BUCKLEWORTH AND CAROL R. SCHWEN
 GRANTEE BURNT BRIDGE VILLAGE LLC

UTILITY EASEMENT:
 THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF WACOUWER ALLEYS, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLATION, RECONSTRUCTION, MAINTENANCE, EXTENSION, REPAIRING, OPERATING AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF WACOUWER. THE CITY OF WACOUWER, CLARK COUNTY, WASH. AND ITS AGENTS AND CONTRACTORS HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN THE INTERESTS HERETO AND HERETOBY TO GRANT WRITTEN CONSENT FROM THE CITY OF WACOUWER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPE OF VEGETATION UPON THE PERMANENT EASEMENT AREA DESIGNATED AND SHOWN HEREIN.

NOTES:
 1) EACH SINGLE FAMILY LOT SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IN TABLE 42.20.020-5
 2) EACH SEMI-DETACHED HOUSE SHALL COMPLY WITH THE DEVELOPMENT STANDARDS IN TABLE 42.20.020-1 AS FOLLOWS:
 DENSITY: 15-29 UNITS/ACRE
 MINIMUM LOT AREA: 1,300 SQ. FT.
 MINIMUM WIDTH: 30 FT.
 MINIMUM DEPTH: 30 FT.
 FRONT YARD SETBACK: 10 FT.
 MAXIMUM BUILDING HEIGHT: 45 FT.
 FRONT GARAGE DEPTH: 18 FT.
 STREET SIDE: 15 FT.
 REAR: 0 OR 5 FT.
 SIDE: 1-17 = 5 FT.
 LOT'S 18-24 = 10 FT.
 MINIMUM LOT COVERAGE: 70%
 3) ALL RESIDENTIAL DEVELOPMENT APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CDD 42.20.0
 4) NO DIRECT ACCESS IS ALLOWED INTO THE MARBLE DEED ALLEYS AND THE NEWHOUSE ROAD.
 5) SIDEWALK EASEMENT DEDICATED TO CLARK COUNTY
 6) IF ANY CIVILIAN REQUESTS ARE RECEIVED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHITECTURE 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 FINE.
 7) SIDEWALK EASEMENT DEDICATED TO CLARK COUNTY WITH THIS PLAN
 8) WATER EASEMENT DEDICATED TO THE CITY OF WACOUWER WITH THIS PLAN SEE DETAIL ON SHEET 2.
 9) FRONT "B" IS A PRIVATE ALLEY FOR THE BENEFIT OF LOTS 23, 24, 25 AND 26 OF THIS PLAN AND IS TO BE OWNED AND MAINTAINED BY SAID LOTS. TRACT "B" IS COVERED BY ITS ENTIRETY BY A SUBMERSIBLE EASEMENT DEDICATED TO THE MARBLE DEED SEWER SYSTEM WITH THIS PLAN. TRACT "B" IS ALSO COVERED BY ITS ENTIRETY BY A WATER EASEMENT DEDICATED TO THE CITY OF WACOUWER WITH THIS PLAN.
 10) WATER EASEMENT DEDICATED TO THE CITY OF WACOUWER WITH THIS PLAN SEE DETAIL ON SHEET 2.
 11) FRONT "B" IS A PRIVATE ALLEY FOR THE BENEFIT OF LOTS 23, 24, 25 AND 26 OF THIS PLAN AND IS TO BE OWNED AND MAINTAINED BY SAID LOTS. TRACT "B" IS COVERED BY ITS ENTIRETY BY A SUBMERSIBLE EASEMENT DEDICATED TO THE MARBLE DEED SEWER SYSTEM WITH THIS PLAN. TRACT "B" IS ALSO COVERED BY ITS ENTIRETY BY A WATER EASEMENT DEDICATED TO THE CITY OF WACOUWER WITH THIS PLAN.



- 1) INDICATES FOUND AND (HOLD) SURVY WITH ROD STAMPED CLARK COUNTY SURVEYOR PER SURVEY REFERENCE NO. 3
 - 2) INDICATES MONUMENT FOUND AS NOTED
 - 3) INDICATES CALCULATED POSITION, NOTHING SET
 - 4) INDICATES 1/2" x 1/2" WOOD ROD WITH TYPICAL STAINLESS STEEL SET
 - 5) INDICATES ROCK NAIL WITH BRASS WASHER RECORDED NO. 17453 SET AT THE EXTENSION OF LOT LINE IN THE CLUSTER FOR THE PURPOSE OF LINE NOT DISTANCE
 - 6) INDICATES RECORD SURVEY DISTANCE
 - 7) INDICATES LAND CORNER RECORD
- THIS PLAN WILL BE POST MONUMENTED PER SECTION 40.240.030 OF THE CLARK COUNTY UNIFIED DEVELOPMENT CODE

BASED ON MEASUREMENTS MADE BY THE SURVEYOR AND FIELD NOTES AND RECORDS OF THE CLARK COUNTY SURVEYOR AND THE BUTLER MARBLE DEED AND THE COUNTY RECORDS OF THE CLARK COUNTY SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.



CLARK COUNTY PLANNING DIRECTOR:
 APPROVED BY: *Michael D. Butler* 5-22-09
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:
 THIS PLAN MEETS THE REQUIREMENTS OF RCW 36.17.10, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS BURNT BRIDGE VILLAGE. PLAN NO. 08-088. CLARK COUNTY, WASHINGTON.
 APPROVED BY: *David Ferguson* 5/22/09
 CLARK COUNTY ASSESSOR

CLARK COUNTY COMMISSIONERS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS 21ST DAY OF MAY, 2009.
 APPROVED BY: *Michael D. Butler*
 CLERK OF THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:
 APPROVED BY: *Tom Coran* 5/22/09
 CLARK COUNTY ENGINEER

COUNTY HEALTH DEPARTMENT:
 THIS PLAN IS APPROVED AS AN APPROVED PUBLIC HEALTH PLAN AND PUBLIC SANITARY ENGINEERING SYSTEM AS REQUIRED.
 APPROVED BY: *Carla C. Lewis, P.E.* 5-22-09
 COUNTY HEALTH DEPARTMENT

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS 22ND DAY OF MAY, 2009, IN BOOK 311 OF PLATS AT PAGE 638, AT THE REQUEST OF AUDITOR FILE NUMBER 4566052.
 APPROVED BY: *Gina Kinsley* by *Sharla Concasto*
 CLERK (CLERK OF COUNTY)

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT RETURN FROM THE FIELD AND THAT THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 APPROVED BY: *Michael D. Butler* 05/11/2009
 CLARK COUNTY SURVEYOR

NOTES: THIS PLAN IS NOT GUARANTEED AS TO MATTERS OF LAW OR TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ETC. A FIELD INSPECTION WAS CONDUCTED USING A PINE RECONSTRUCTION STATION. THE FIELD INSPECTION MET THE MINIMUM STANDARDS FOR SURVEYS AS SET FORTH IN RCW 36.17.10-130 AND ALL CORNER MARKS AS FOUND WERE VISITED ON 05-11-2009.

EXHIBIT B

EXHIBIT C

Serial Number	Burnt Bridge Village Lot Number
986026946	Lot 1
986026947	Lot 2
986026948	Lot 3
986026949	Lot 4
986026950	Lot 5
986026951	Lot 6
986026952	Lot 7
986026953	Lot 8
986026954	Lot 9
986026955	Lot 10
986026956	Lot 11
986026957	Lot 12
986026958	Lot 13
986026959	Lot 14
986026960	Lot 15
986026961	Lot 16
986026962	Lot 17
986026963	Lot 18
986026964	Lot 19
986026965	Lot 20
986026966	Lot 21
986026967	Lot 22
986026968	Lot 23
986026969	Lot 24
986026988	Lot 43

TYPE II DEVELOPMENT STAFF REPORT & RECOMMENDATION

Form DS1402 PLD



Project Name: BURNT BRIDGE VILLAGE

Case Number: PLD2013-00005, VAR2013-00003

Location: 320 NE New House Road

Request: The applicant is requesting a plat alteration approval to modify Plat Note 1 of Burnt Bridge Village Subdivision to reduce the front yard setback from 20 feet to 10 feet for Lot 1 through Lot 24 and the side street setback for Lot 43 from 10 feet to 7.53 feet. The side street setback also requires a variance to the numerical standard in Table 40.220.020-4 (Single-Family Attached Lots). The approximately 4.28 acre property is zoned R-22. Burnt Bridge Village subdivision plat is recorded in Book 311, Page 638 of plats.

Applicant: D. R. Horton, Inc.
Attn.: Andy Tiemann
4380 SW Macadam Avenue, Suite 100
Portland, OR 97239
Phone: (503) 222-4151, ext.1104,
E-mail: AETiemann@drhorton.com

Contact Person: Antony Weller
CESNW, Inc.
13190 SW 68th Parkway, Suite 150
Tigard, OR 97223
Phone: (503) 968-6655, E-mail: Tweller@cesnw.com

Property Owner: D. R. Horton Statewide Mortgage Services
380 SW Macadam Ave % Washington Federal
Suite 100 425 Pike Street
Portland, OR 97239 Seattle, WA 98101

RECOMMENDATION

Approved, subject to Conditions

PS Manager's Initials: AW **Date Issued:** July 5, 2013

County Review Staff:

	<u>Name</u>	<u>Phone Ext.</u> <u>(360) 397-2375</u>	<u>E-mail Address</u>
PS Manager:	Chuck Crider	4667	Chuck.crider@clark.wa.gov
Planner:	Michael Uduk	4385	Michael.uduk@clark.wa.gov
Development Engineering Team Leader (Trans. & Stormwater):	Ali Safayi, P.E.	4102	Ali.safayi@clark.wa.gov
Development Engineering: (Trans. & Stormwater):	David Jardin	4354	David.jardin@clark.wa.gov

Comp Plan Designation: UM**Parcel Number(s):** Burnt Bridge Village Subdivision recorded in Book 311, Page 628 of plats in a portion of the SW ¼ of the NE ¼ of Section 15, Township 2 North, Range 1 East, of the Willamette Meridian.**Applicable Laws:**

Clark County Code Chapter: 40.220.020 (R-22), 40.350 (Transportation and Circulation), 40.385 (Stormwater and Erosion Control), 40.540.120 (Alteration and Vacation of Final Plats), 40.550.020 (Variances), 40.500 (Procedures)

Neighborhood Association/Contact:West Hazel Dell Neighborhood Association
Ira Stanek, President
500 NW Wildwood
Vancouver, WA 98665
Phone # (360) 573-7376, E-mail: lstanek@hotmail.com**Vesting:**

A pre-application conference on this request was waived; therefore, there is no vesting in this application.

Time Limits:

The application was determined to be fully complete on April 19, 2013, (see Exhibit No. 8). Therefore, the County Code requirement for issuing a decision within 78 days lapses on July 6, 2013.

Public Notice:

Notice of application and public hearing was mailed to the applicant, the Concerned West Hazel Dell Neighborhood Association and property owners within 300 feet of the site on June 11, 2013.

Public Comments:

The county did not receive any public comment regarding this application.

Project Overview

Burnt Bridge Village, a 61-lot subdivision, was approved with conditions by the Clark County Hearings Examiner on June 12, 2006. The development site is approximately 4.28 acres zoned R-22, which provides for a maximum density of 22 apartment units per acre or a minimum density of 15 residential units per acre. The property was a mobile home park with 41 abandoned mobile homes. The conditions of approval for Burnt Bridge Village have been implemented, and 60 of the 61 approved lots have been recorded in Book 311 at Page 638 of Plats.

The development proposal includes the construction of 24-unit single-family detached dwellings and 36-unit single-family attached dwellings or townhouses. The development standards when the preliminary plat was approved required a front yard setback of 20 feet for single-family development. Plat Note 1 stipulates that the front yard setback for single-family detached dwelling is 20 feet, the front yard standard when the plat was approved. Since the initial review, the county has revised its development code by reducing the front yard setback for single-family housing development in the R-22 zoning district from 20 feet to 10 feet. Therefore, the applicant is requesting a plat alteration to change Plat Note 1, to require the front yard setback to be 10 feet instead of the 20 feet recorded in Book 311 at Page 638 of Plats.

In addition to the plat alteration, the applicant is also requesting a street side yard variance for Lot 43 from 10 feet to 7.53 feet or 24.7 percent variance of the numerical standard [per CCC 40.550.020 (A) (3) (a) (Type I and II Administrative Variances)]. The need for the variance and the plat alteration for the street side yard reduction are because Plat Note 1 also lists the street side yard setback of 10 feet but Table 40.220.020-5 has not been changed to a lesser numerical standard than the original.

Staff Analysis**Major Issues:**

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposal not discussed below comply with the applicable code requirements.

LAND USE:

Plat Alteration and Vacation

Finding 1

The development site is approximately 4.28 acres situated on north side of NE Newhouse Road off of NE Hazel Dell Avenue with a pre-platting address of 320 NE Newhouse Road. The property was subdivided into 61 lots; but 60 lots, made up of 24 single-family detached lots and 36 single-family attached lots (or town houses) were recorded in Book 311 at Page 638 of plats. When the plat was approved, the front yard setback for single-family detached residential housing development in the R-22 zoning

district was 20 feet and the street side yard setback was (and still is) 10 feet. The recorded plat contains a Plat Note 1, which requires the front yard setback for single-family residential development to be set at 20 feet. The same footnote requires a street side yard setback of 10 feet. The 20 foot yard setback standard affects Lot 1 through Lot 24 and the 10 foot street side yard setback affects Lots 1, 24, 25, 42, 43, and 60 of Burnt Bridge Village. The applicant is, however, requesting the plat notes to be altered by reducing front yard setback for Lot 1 through Lot 24 and by reducing the street side yard setback for Lot 43 only, as discussed the variance section of this report.

After Burnt Bridge Village plat (and other similar plats) had been recorded, the county revised the code in 2009 to require a front yard setback of 10 feet in the R-22 zoning district [per Table 40.220.020-5 (Single-Family Detached Lot Standards)]. The code revision did not affect the street side yard standard of 10 feet. The applicant wants to use the new front yard setback standard of 10 feet to develop Lot 1 through Lot 24 of Burnt Bridge Village. Since Burnt Bridge Village is a recorded plat, the change from the 20 foot front yard setback required by Plat Note 1 to the 10 foot standard in the existing code (to develop Lot 1 through Lot 24) requires a plat alteration [per CCC 40.540.120 (Alteration and Vacation of Final Plats)]. The same plat note also impacts the street side yard for Lot 43, for which a variance is also requested.

Finding 2

CCC 40.540.120 (E) provides standards (or criteria) to review a plat alteration and vacation. The applicable section of the code states that the review authority may approve a plat alteration request, if the following criteria are met:

Approval Criterion 1:

"The plat alteration is within the public interest."

Finding 3

Staff finds that the plat alteration is in the public interest. The change that the applicant is seeking is consistent with the standards in Table 40.220.020-5 (Single-Family Detached Lot Standards), which provides for a front yard setback of 10 feet in all the residential zoning districts, including the R-22 zone. The reduced front yard setback will provide the applicant additional land as well as more flexibility in designing single-family housing of various sizes on Lot 1 through Lot 24 of Burnt Bridge Village. Therefore, staff finds that it would be in the public interest to approve the plat alteration. Staff concludes that this standard is met; therefore, no condition of approval is necessary.

Approval Criterion 2:

"The approval criteria in Section 40.540.040(D) as applicable to the proposed plat alteration, is met."

Finding 4

The applicant provided all the applicable submittal requirements consistent with the standards in CCC 40.540.040 (D). Staff concludes that no new condition of approval is necessary with this action.

Approval Criterion 3:

"The approval of the plat alteration will not result in the violation of any requirements of the original approval unless conditions necessitating such requirements have changed since the original plat was recorded."

Finding 5

Ordinarily, the developer would have been required to develop Lot 1 through Lot 24 of Burnt Bridge Village consistent with the front yard setback standard established by Plat Note 1, which is 20 feet, and was consistent with the then zoning standards. The development standards have been changed by reducing the front yard setback from 20 feet to 10 feet. The proposed change seemingly departs, but does not violate the front yard setback of the original plat approval, because the 10-foot front yard setback is the current standard in Table 40.220.020-5 (Single-Family Detached Lot Standards) in the R-22 zoning district. The development standards relating to front yard setback standard has changed since the plat was recorded and the applicant wants to develop Burnt Bridge Village consistent with the current front yard setback standards. This finding does not require additional condition of approval.

Based upon the above, staff recommends approval of the plat alteration. The applicant will need to prepare the necessary declarations to be approved as to form by the Prosecuting Attorney's office for the Board of County Commissioners consent prior to recording the plat.

Administrative Variance

Finding 6

CCC 40.550.020 (A) (2) provides that an application for a variance shall be subject to Type II review, if the variance is for more than ten percent (10%) up to and including twenty-five percent (25%) of the numerical standard in question. The applicant is requesting a Type II variance to reduce the side yard setback of a proposed single-family attached building on Lot 43, from 10 feet to 7.53 feet. The variance is for 2.47 feet or 24.7 percent of the numerical standard of the side yard setback standard in the R-22 zoning district.

CCC 40.550.020 (A) (4) provides the following approval standards (or criteria) for an administrative variance:

Approval Criterion 1:

Granting the variance(s) will not substantially detract from the livability or appearance of a residential area or from the desired character of a nonresidential area, or the variance(s) will substantially enhance the livability or appearance of a residential area or the desired character of a nonresidential area, such as by preserving or protecting significant natural, scenic, historic, cultural, open space or energy resources.

Finding 7

The variance is for Lot 43. If approved, it will not substantially detract from the livability, appearance or character of the residential area. The applicant's Consulting Engineers have provided documentation indicating that the 24.7 percent variance or 2.47 feet reduction of the numerical standard will not adversely impact sight distance in the area.

The County's Development Engineering Staff, concurs with applicant's Consulting Engineers' evaluation of the available sight distance at the intersection of NE 4th Avenue and NE 52nd Street. (See the attached Exhibit 2) The County's Development Engineering Staff also concludes that the requested variance meets transportation requirements of Clark County Code. Staff finds that the corner of NE 4th Avenue and NE 52nd Street is not sharp and provides a gradual turning movement. (See Attachment B for details)

There are no significant natural, scenic, historic, cultural, open space or energy resources in the area that need to be protected.

Therefore, based upon the above, staff recommends that the variance to reduce the street side yard setback for Lot 43 from 10 feet to 7.53 feet (or 24.7 percent of the numerical standard) be approved.

Approval Criterion 2:

If variances to more than one (1) regulation are being requested, the cumulative effect of the variances shall be consistent with the purpose of the zone in which the site is situated.

Finding 8

Only the side street setback standard is impacted by this variance request; no other variance is requested.

Approval Criterion 3:

Adverse impacts resulting from the variance(s) are mitigated to the extent practical.

Finding 9

The applicant has not identified any potential adverse impacts resulting from the variance. The applicant Consulting Engineers have provided documentation that analyzes potential impacts and find that adequate sight distance exists at the corner of NE 4th Avenue and NE 52nd Street. Based upon the above, not additional mitigation is necessary.

Approval Criterion 4:

The variance(s) does not substantially impair or impede the availability or safety of access that would otherwise exist for vehicles or for pedestrians; or an alternative access is provided.

Finding 10

The variance will reduce the side street setback on NE 4th Avenue from 10 feet to 7.53 feet for Lot 43. Granting the variance will not impede sight distance, vehicular access and safety in the area.

TRANSPORTATION:

See the Development Engineering Staff Report and Conditions attached.

RECOMMENDATION

Based upon the proposed plan (identified as Exhibit 1), and the findings and conclusions stated above, the Permit Services Manager hereby **APPROVES** Plat Alteration and Variance requests, subject to the following conditions:

Conditions of Approval

- A-1** The applicant shall prepare a plat declaration to be approved as to form by the Prosecuting Attorney's office for the Board of County Commissioners consent and approval of the plat alteration to include the following:
- i. Provide a revised plat indicating that the front yard setbacks for Lot 1 through Lot 24 of Burnt Bridge Village subdivision are reduced from 20 feet per Plat Note 1 to 10 feet [per Table 40.220.020-5 (Single-Family Detached Lot Standards)];
 - ii. Provide a revised plat indicating that the street side yard for Lot 43 has been reduced from 10 feet to 7.53 feet.
- A-2** The applicant shall record the declaration together with the revised plat showing the new front yard setback for Lot 1 through Lot 24, and the new street side yard setback for Lot 43 with the county auditor's office and provide a copy of the records to the Permit Services staff for building permit issuance.

Note:

The Permit Services manager reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Decision Appeal Process:

An **appeal** of any aspect of this decision may be appealed to the County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Development Service Manager within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on July 5, 2013. Therefore any appeal must be received in this office by 12:00 p.m. (noon) on July 19, 2013.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:

- That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
- The specific aspect(s) of the decision being appealed;
- The reasons why each aspect is in error as a matter of fact or law;
- The evidence relied on to prove the error; and,
- The appeal fee of **\$1,580.00** (Planning = \$1,166.00 + Engineering = \$414).

Attachments:

- Exhibit 1 – A Copy of the Recorded Phase 1 Plat
- Exhibit 2 – Variance Evaluation for the Applicant
- Attachment B – Development Engineering Staff Report

A copy of the approved preliminary plan, SEPA Checklist and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>

ATTACHMENT B
TYPE II DEVELOPMENT &
ENVIRONMENTAL REVIEW,
STAFF REPORT
& RECOMMENDATION
(Engineering Report)



Project Name: Burnt Bridge Village Plat Alteration
Case Number: PLD2013-00005; VAR2013-00003
Staff Engineer: David Jardin
Team Leader: Ali Safayi, PE
Report Issue Date: May 20, 2013, Revised: July 2, 2013
Vesting Date: NA

DECISION
Approve

Engineering Team Leader Initials: U.S. **Date Signed:** 7/2/13

Major Issues, Analysis & Conclusions

TRANSPORTATION:

Finding #1 – Sight Distance

The applicant is requesting a plat alteration to modify setbacks for lots 1 through 24. The applicant is requesting to use current setback requirement instead of the approved setbacks as issued in Hearing's Examiner's Decision PLD2006-00005. With regard to changing the setbacks for lots 1 through 24, Development Engineering does not have any further concerns as it relates to sight distance.

The applicant has also requested a reduction to the side street setback for corner Lot 43. Staff typically finds that reductions of building setbacks on corner lots may pose a significant safety hazard due to deficient sight distance. CCC

40.350.030(B) establishes minimum sight distances. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements. The applicant's engineer has submitted a sight distance analysis dated May 6, 2013, that finds over 90 feet of stopping sight distance is available for a condition that requires 57 feet of stopping sight distance. The letter recommends approval of side yard setback reduction from 10 feet to 7.53 feet for this corner lot.

Conclusion (Transportation):

Staff concludes that the proposed plat alteration and requested variance meets the transportation requirements of the Clark County Code.

PREPARED BY:
 WASHINGTON AND CLAYCO
 SURVEYING, INC.
 2300 E. FURNACE BLVD.
 WASHINGTON, DC 20021
 (202) 894-3173

LOT 50 FT TABLE										
LOT	AREA	PERCENT								
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	99.99	99.99	99.99	99.99	99.99	99.99	99.99	99.99	99.99	99.99
3	99.98	99.98	99.98	99.98	99.98	99.98	99.98	99.98	99.98	99.98
4	99.97	99.97	99.97	99.97	99.97	99.97	99.97	99.97	99.97	99.97
5	99.96	99.96	99.96	99.96	99.96	99.96	99.96	99.96	99.96	99.96
6	99.95	99.95	99.95	99.95	99.95	99.95	99.95	99.95	99.95	99.95
7	99.94	99.94	99.94	99.94	99.94	99.94	99.94	99.94	99.94	99.94
8	99.93	99.93	99.93	99.93	99.93	99.93	99.93	99.93	99.93	99.93
9	99.92	99.92	99.92	99.92	99.92	99.92	99.92	99.92	99.92	99.92
10	99.91	99.91	99.91	99.91	99.91	99.91	99.91	99.91	99.91	99.91
11	99.90	99.90	99.90	99.90	99.90	99.90	99.90	99.90	99.90	99.90
12	99.89	99.89	99.89	99.89	99.89	99.89	99.89	99.89	99.89	99.89
13	99.88	99.88	99.88	99.88	99.88	99.88	99.88	99.88	99.88	99.88
14	99.87	99.87	99.87	99.87	99.87	99.87	99.87	99.87	99.87	99.87
15	99.86	99.86	99.86	99.86	99.86	99.86	99.86	99.86	99.86	99.86
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18	99.83	99.83	99.83	99.83	99.83	99.83	99.83	99.83	99.83	99.83
19	99.82	99.82	99.82	99.82	99.82	99.82	99.82	99.82	99.82	99.82
20	99.81	99.81	99.81	99.81	99.81	99.81	99.81	99.81	99.81	99.81
21	99.80	99.80	99.80	99.80	99.80	99.80	99.80	99.80	99.80	99.80
22	99.79	99.79	99.79	99.79	99.79	99.79	99.79	99.79	99.79	99.79
23	99.78	99.78	99.78	99.78	99.78	99.78	99.78	99.78	99.78	99.78
24	99.77	99.77	99.77	99.77	99.77	99.77	99.77	99.77	99.77	99.77
25	99.76	99.76	99.76	99.76	99.76	99.76	99.76	99.76	99.76	99.76
26	99.75	99.75	99.75	99.75	99.75	99.75	99.75	99.75	99.75	99.75
27	99.74	99.74	99.74	99.74	99.74	99.74	99.74	99.74	99.74	99.74
28	99.73	99.73	99.73	99.73	99.73	99.73	99.73	99.73	99.73	99.73
29	99.72	99.72	99.72	99.72	99.72	99.72	99.72	99.72	99.72	99.72
30	99.71	99.71	99.71	99.71	99.71	99.71	99.71	99.71	99.71	99.71
31	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70	99.70
32	99.69	99.69	99.69	99.69	99.69	99.69	99.69	99.69	99.69	99.69
33	99.68	99.68	99.68	99.68	99.68	99.68	99.68	99.68	99.68	99.68
34	99.67	99.67	99.67	99.67	99.67	99.67	99.67	99.67	99.67	99.67
35	99.66	99.66	99.66	99.66	99.66	99.66	99.66	99.66	99.66	99.66
36	99.65	99.65	99.65	99.65	99.65	99.65	99.65	99.65	99.65	99.65
37	99.64	99.64	99.64	99.64	99.64	99.64	99.64	99.64	99.64	99.64
38	99.63	99.63	99.63	99.63	99.63	99.63	99.63	99.63	99.63	99.63
39	99.62	99.62	99.62	99.62	99.62	99.62	99.62	99.62	99.62	99.62
40	99.61	99.61	99.61	99.61	99.61	99.61	99.61	99.61	99.61	99.61
41	99.60	99.60	99.60	99.60	99.60	99.60	99.60	99.60	99.60	99.60
42	99.59	99.59	99.59	99.59	99.59	99.59	99.59	99.59	99.59	99.59
43	99.58	99.58	99.58	99.58	99.58	99.58	99.58	99.58	99.58	99.58
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49	99.52	99.52	99.52	99.52	99.52	99.52	99.52	99.52	99.52	99.52
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60	99.41	99.41	99.41	99.41	99.41	99.41	99.41	99.41	99.41	99.41

CHAIN	START	END	BEARING	DISTANCE	REMARKS
1	100.00	100.00	0.00	100.00	START OF LOT 1
2	99.99	99.99	0.00	99.99	START OF LOT 2
3	99.98	99.98	0.00	99.98	START OF LOT 3
4	99.97	99.97	0.00	99.97	START OF LOT 4
5	99.96	99.96	0.00	99.96	START OF LOT 5
6	99.95	99.95	0.00	99.95	START OF LOT 6
7	99.94	99.94	0.00	99.94	START OF LOT 7
8	99.93	99.93	0.00	99.93	START OF LOT 8
9	99.92	99.92	0.00	99.92	START OF LOT 9
10	99.91	99.91	0.00	99.91	START OF LOT 10
11	99.90	99.90	0.00	99.90	START OF LOT 11
12	99.89	99.89	0.00	99.89	START OF LOT 12
13	99.88	99.88	0.00	99.88	START OF LOT 13
14	99.87	99.87	0.00	99.87	START OF LOT 14
15	99.86	99.86	0.00	99.86	START OF LOT 15
16	99.85	99.85	0.00	99.85	START OF LOT 16
17	99.84	99.84	0.00	99.84	START OF LOT 17
18	99.83	99.83	0.00	99.83	START OF LOT 18
19	99.82	99.82	0.00	99.82	START OF LOT 19
20	99.81	99.81	0.00	99.81	START OF LOT 20
21	99.80	99.80	0.00	99.80	START OF LOT 21
22	99.79	99.79	0.00	99.79	START OF LOT 22
23	99.78	99.78	0.00	99.78	START OF LOT 23
24	99.77	99.77	0.00	99.77	START OF LOT 24
25	99.76	99.76	0.00	99.76	START OF LOT 25
26	99.75	99.75	0.00	99.75	START OF LOT 26
27	99.74	99.74	0.00	99.74	START OF LOT 27
28	99.73	99.73	0.00	99.73	START OF LOT 28
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36	99.65	99.65	0.00	99.65	START OF LOT 36
37	99.64	99.64	0.00	99.64	START OF LOT 37
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43	99.58	99.58	0.00	99.58	START OF LOT 43
44	99.57	99.57	0.00	99.57	START OF LOT 44
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46	99.55	99.55	0.00	99.55	START OF LOT 46
47	99.54	99.54	0.00	99.54	START OF LOT 47
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49	99.52	99.52	0.00	99.52	START OF LOT 49
50	99.51	99.51	0.00	99.51	START OF LOT 50
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55	99.46	99.46	0.00	99.46	START OF LOT 55
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58	99.43	99.43	0.00	99.43	START OF LOT 58
59	99.42	99.42	0.00	99.42	START OF LOT 59
60	99.41	99.41	0.00	99.41	START OF LOT 60

LINE	START	END	BEARING	DISTANCE	REMARKS
1	100.00	100.00	0.00	100.00	START OF LOT 1
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3	99.98	99.98	0.00	99.98	START OF LOT 3
4	99.97	99.97	0.00	99.97	START OF LOT 4
5	99.96	99.96	0.00	99.96	START OF LOT 5
6	99.95	99.95	0.00	99.95	START OF LOT 6
7	99.94	99.94	0.00	99.94	START OF LOT 7
8	99.93	99.93	0.00	99.93	START OF LOT 8
9	99.92	99.92	0.00	99.92	START OF LOT 9
10	99.91	99.91	0.00	99.91	START OF LOT 10
11	99.90	99.90	0.00	99.90	START OF LOT 11
12	99.89	99.89	0.00	99.89	START OF LOT 12
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18	99.83	99.83	0.00	99.83	START OF LOT 18
19	99.82	99.82	0.00	99.82	START OF LOT 19
20	99.81	99.81	0.00	99.81	START OF LOT 20
21	99.80	99.80	0.00	99.80	START OF LOT 21
22	99.79	99.79	0.00	99.79	START OF LOT 22
23	99.78	99.78	0.00	99.78	START OF LOT 23
24					

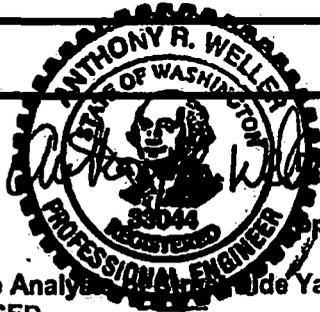
CES|NW

Memorandum

TO: File DATE: May 6, 2013

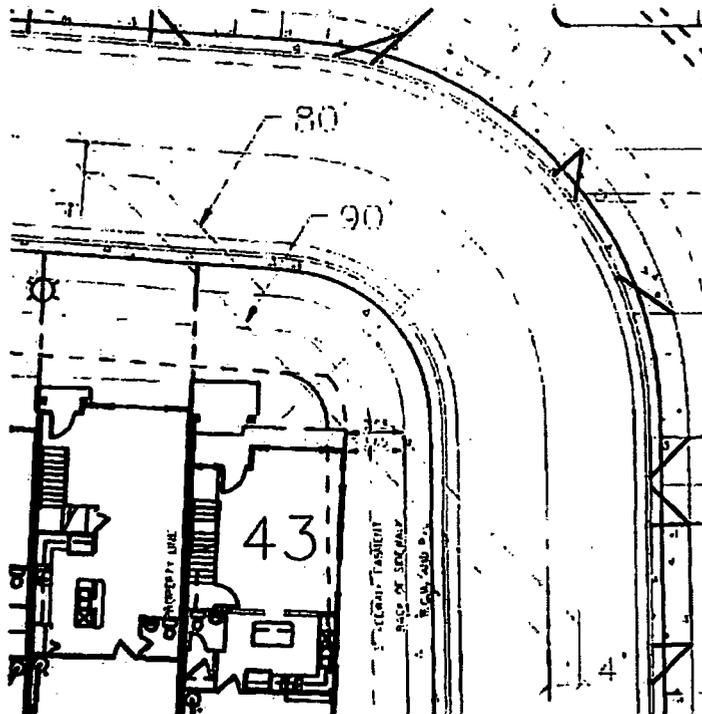
FROM: Tony Weller PROJECT #: 2863

SUBJECT: Sight Distance Analysis Side Yard Variance to Lot 43, Burnt Bridge Village. REVISED



7/2/13

1. Variance request consists of a street side yard setback reduction from 10-feet to 7.53 feet (24.7%).
2. The worst case for available sight distance would be along the line perpendicular to a radial line from the mid-point on the travel lane curve and through the point of obstruction.
3. The centerline radius of the near lane is 29.5 feet. Design speed is defined as $R=V^2/15(e+f)$. For this radius it would round up to 10mph.
4. Stopping sight distance for 10mph is $d=V^2/30f$. For this curve stopping site distance rounds up to 20 feet. With a reaction time of 2.5 sections the total stopping distance is 57 feet.



5. Stopping sight distance for 10mph is $d=V^2/30f$. For this curve stopping site distance rounds up to 20 feet. With a reaction time of 2.5 sections the total stopping distance is 57 feet.

CESNW, INC.

EXHIBIT #

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6. Available site distance at the proposed building location (with the requested variance) is over 90 feet.
 7. The County has stated that required site distance is 80-feet. 80-foot site distance is available outside of the building setback as shown on the figure.

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