

Handwritten initials/signature

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DATE: August 13, 2013
REQUEST: Approve and sign the final plat for Hazel Ridge Phase 3

CHECK ONE: X Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of HAZEL RIDGE PHASE 3 (PLD2006-00031/FLD2013-00011)

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 May 9, 2006. One sign was posted on the subject property and two within the vicinity on June 21, 2006. A public hearing was held on July 6, 2006 which offered the public further opportunity to comment on the proposed development.

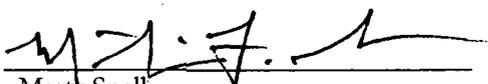
BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the plat of Hazel Ridge Phase 3.

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



Marty Snell
Community Development Director

Approved: 

CLARK COUNTY
BOARD OF COMMISSIONERS

Handwritten: Aug. 13, 2013
SR 153-13

Attachments: A (Vicinity Map)
 B (Subdivision Map)



Attachment A

NE 1/4 of Section 10 T2R1E WM

Serial Number: 147967-088
Owner: WEST COAST BANK
Address: 0

Serial Number: 147967-090
Owner: WEST COAST BANK
Address: 0



- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Set Dept Name in Preferences

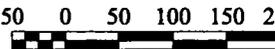


Plot Date: Aug 5, 2013
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.

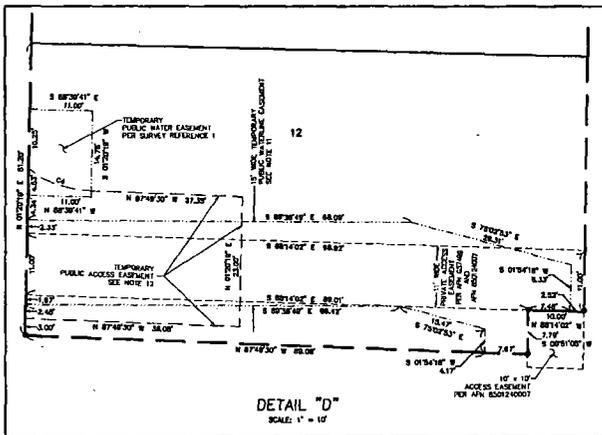
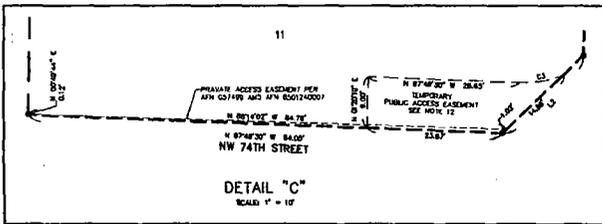
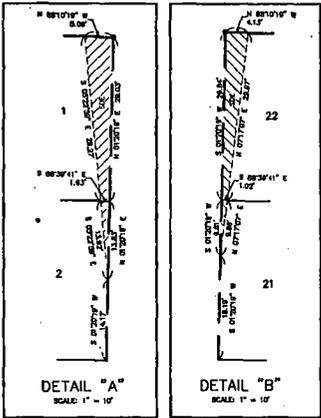


(Scale 1:2154.66) 50 0 50 100 150 200 Feet



Attachment B

PREPARED BY:
MONSTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANDERBILT, WA. 98041
(360) 884-3313



LEGAL DESCRIPTION:

- TRACT 11 OF "HAZEL RIDGE TOWNHOMES PHASE 1" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 311 OF PLATS AT PAGE 508, RECORDS OF CLARK COUNTY, WASHINGTON. CONTAINS 32,484 SQUARE FEET, MORE OR LESS. ALSO TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPEARANT OR BY RECORD.
- TRACT 12 OF "HAZEL RIDGE TOWNHOMES PHASE 1" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 311 OF PLATS AT PAGE 508, RECORDS OF CLARK COUNTY, WASHINGTON. CONTAINS 32,474 SQUARE FEET, MORE OR LESS. ALSO TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPEARANT OR BY RECORD.

NOTES:

- TRACTS "A" AND "B" OF "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568), WERE CONVEYED TO THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, PER SURVEY REFERENCE NO. 1, FOR STORM DRAINAGE PURPOSES. THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES WITHIN SAID TRACTS.
- TRACT "C" OF "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568), WAS CONVEYED TO THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, PER SURVEY REFERENCE NO. 1, FOR PEDESTRIAN ACCESS. THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF SAID TRACT. SAID TRACT "C" IS SUBJECT TO A PUBLIC PEDESTRIAN ACCESS WAY EASEMENT AND PUBLIC UTILITY EASEMENT TO CLARK COUNTY AND A PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES OVER ITS OWNERSHIP.
- TRACT "D" OF "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568), WAS CONVEYED TO THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, PER SURVEY REFERENCE NO. 1, AS A PRIVATE ALLEY. THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF SAID TRACT. SAID TRACT "D" IS SUBJECT TO A PUBLIC WATER EASEMENT TO CLARK PUBLIC UTILITIES AND A PUBLIC STORM SEWER EASEMENT TO CLARK COUNTY AS SHOWN IN SURVEY REFERENCE NO. 1.
- PUBLIC RIGHT-OF-WAY SHOWN HEREON WERE DEDICATED TO CLARK COUNTY WITH "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568), SURVEY REFERENCE NO. 1.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL OF THE RESPECTIVE LOT FRONTS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH WAC 030303.
- IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION OF CLARK AND CLATSOP COUNTIES DEVELOPMENT SERVICES SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
- STORM SHALL BE NO PLACEMENT OF ANY ITEM WITHIN THE RIGHT DISTANCE EASEMENT (RDE) WHICH WOULD IMPROVE RIGHT DISTANCE.
- ALL LOTS TO DEPOSE OF STORMWATER BY CONNECTING TO INDIVIDUAL STORM LATERALS OR CURB STEP HOLES PROVIDED FOR EACH LOT'S ROOF DRAIN. DOWNSPOUT LINES MUST BE GRADE, SPACE DRAIN, FLOODPROOF DRAIN AND LOT DRAINAGE. CONCENTRATED FLOW SHALL NOT BE ALLOWED TO DRAIN ONTO NEIGHBORING PROPERTIES. SEE PROJECT'S RECORDS CONSTRUCTION PLANS FOR INDIVIDUAL LOT STORMWATER CONSTRUCTION DETAILS.
- TRACT "E" OF "HAZEL RIDGE PHASE 1" (311-568), WAS CONVEYED TO THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION, PER SURVEY REFERENCE NO. 2, AS PARK SPACE. THE HAZEL RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PARK.
- TEMPORARY WATERLINE EASEMENT CONVEYED TO CLARK PUBLIC UTILITIES WITH "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568), FOR THE PURPOSES OF MAINTAINING THE WATERLINE ACROSS THE SOUTHERLY PORTION OF TRACT "E" OF SAID PLAT. THIS TEMPORARY WATERLINE EASEMENT SHALL BE REINFORCED UPON THE COMPLETION OF THE EXTENSION OF WATERLINE ONTO THE PARCEL TO THE SOUTH AND THE ABANDONMENT OF SAID EXISTING WATERLINE IN LOT 12 OF THIS PLAT.
- THE TEMPORARY FURNISHMENT EASEMENTS SHALL AUTOMATICALLY BE REINFORCED UPON THE COMPLETION OF THE 10' TIE LINES THROUGH THE PARCEL TO THE SOUTH. REMOVAL OF THE TEMPORARY FURNISHMENT AND EXTENSION OF THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND OTHERS DESIGN THE ROAD.

DEVELOPMENT STANDARDS:

MINIMUM LOT AREA	1,000 SQUARE FEET
MINIMUM LOT WIDTH	25 FEET
MINIMUM LOT DEPTH	50 FEET
FRONT YARD SETBACK	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
TYPICAL GARAGE DOOR	18 FEET
5-FEET SIDE YARD SETBACK	10 FEET
SIDE YARD SETBACK (DETACHED BUILDINGS)	4 FEET (5 FEET TOTAL)
REAR YARD SETBACK	0 OR 5 FEET
SETBACK FROM ALLEY	0 OR 5 FEET
MAXIMUM LOT COVERAGE	85 PERCENT

LINE	BEARING	DISTANCE	CURVE	RADIUS	CHORD	ANGLE	CHORD	CHORD	CHORD
13	S 87°42'30" W	18.72'	13	18.72'	18.72'	180°	18.72'	18.72'	18.72'

LEGEND:

- INDICATES CALCULATED POSITION PER SURVEY REFERENCE 1
- INDICATES 5/8" IRON ROD WITH ORANGE PLASTIC CAP INSERSED "AIR UNDER LOGS" FOUND AND FIELD FOR SURVEY REFERENCE 1 UNLESS OTHERWISE NOTED
- INDICATES 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSERSED "LAWSON 1188" FOUND AND FIELD UNLESS OTHERWISE NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP INSERSED "PILORX 44347" SET
- ⊕ INDICATES IRON ROD WITH BRASS BANNER INSERSED "PILORX 44347" SET AT THE EXTENSION OF LOT LINE IN THE CORNER FOR THE PURPOSE OF THE LINE NOT DISTANCE
- ⊖ INDICATES SEE MONUMENT TABLE
- INDICATES ORANGE PLASTIC CAP
- INDICATES YELLOW PLASTIC CAP
- AFN INDICATES AUSTRIAN'S FILE NUMBER
- INDICATES RIGHT DISTANCE EASEMENT SEE NOTE 8
- INDICATES BOUNDARY OF LANDS SUBDIVIDED BY THIS PLAT
- INDICATES PARCEL NUMBER

SURVEY REFERENCES:

- "HAZEL RIDGE TOWNHOMES PHASE 1" BOOK 311, PAGE 508
- "HAZEL RIDGE PHASE 2" BOOK 311, PAGE 508

DEED REFERENCE:

GRANTOR: HAZEL RIDGE TOWNHOMES, LLC
GRANTEE: WEST COAST BANK
OF NO. 443473
DATE: 02-02-2010

MAP OF MONUMENTS AND DISTANCES OF ALL LOTS AND COORDINATES OF MONUMENTS AND DISTANCES OF ALL LOTS FOR SURVEY REFERENCE NO. 1

HAZEL RIDGE PHASE 3

A SUBDIVISION OF TRACTS "F" AND "G" OF "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568) IN A PORTION OF THE W.R. ANDERSON D.L.C. LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 10 T. 2 N., R. 1 E., W.M. CLARK COUNTY, WASHINGTON
JOB NO: 13-082 JUNE 10, 2013

SHEET 1 OF 2

DEPARTMENT OF COMMUNITY DEVELOPMENT:

APPROVED: CLARK COUNTY PLANNING DIRECTOR DATE

DEPARTMENT OF PUBLIC WORKS:

APPROVED: CLARK COUNTY ENGINEER DATE

CLARK COUNTY COMMISSIONERS:

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

CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY: CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 22 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

COUNTY HEALTH OFFICER

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "HAZEL RIDGE PHASE 3" PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR

DATE

AUDITOR:

FILED FOR RECORD THIS DAY OF 2013 IN BOOK _____ OF PLATS, AT PAGE _____ AT THE REQUEST OF HAZEL RIDGE TOWNHOMES LLC AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR

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.

CHARLES F. PEACOCK, PROFESSIONAL LAND SURVEYOR DATE PLS NO. 44347

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, CONSTRUCTION, RENOVATION, 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.

MONSTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCOESSEMENT, ESTOPPEL, ETC.

A FIELD TRVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-28-11.

DWG NO: 130823.0100 DRAWN BY: CJP CHECK BY: CJP

PREPARED BY:
MINSTER AND GLAESER
 SURVEYING, INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA. 98081
 (360) 894-3313

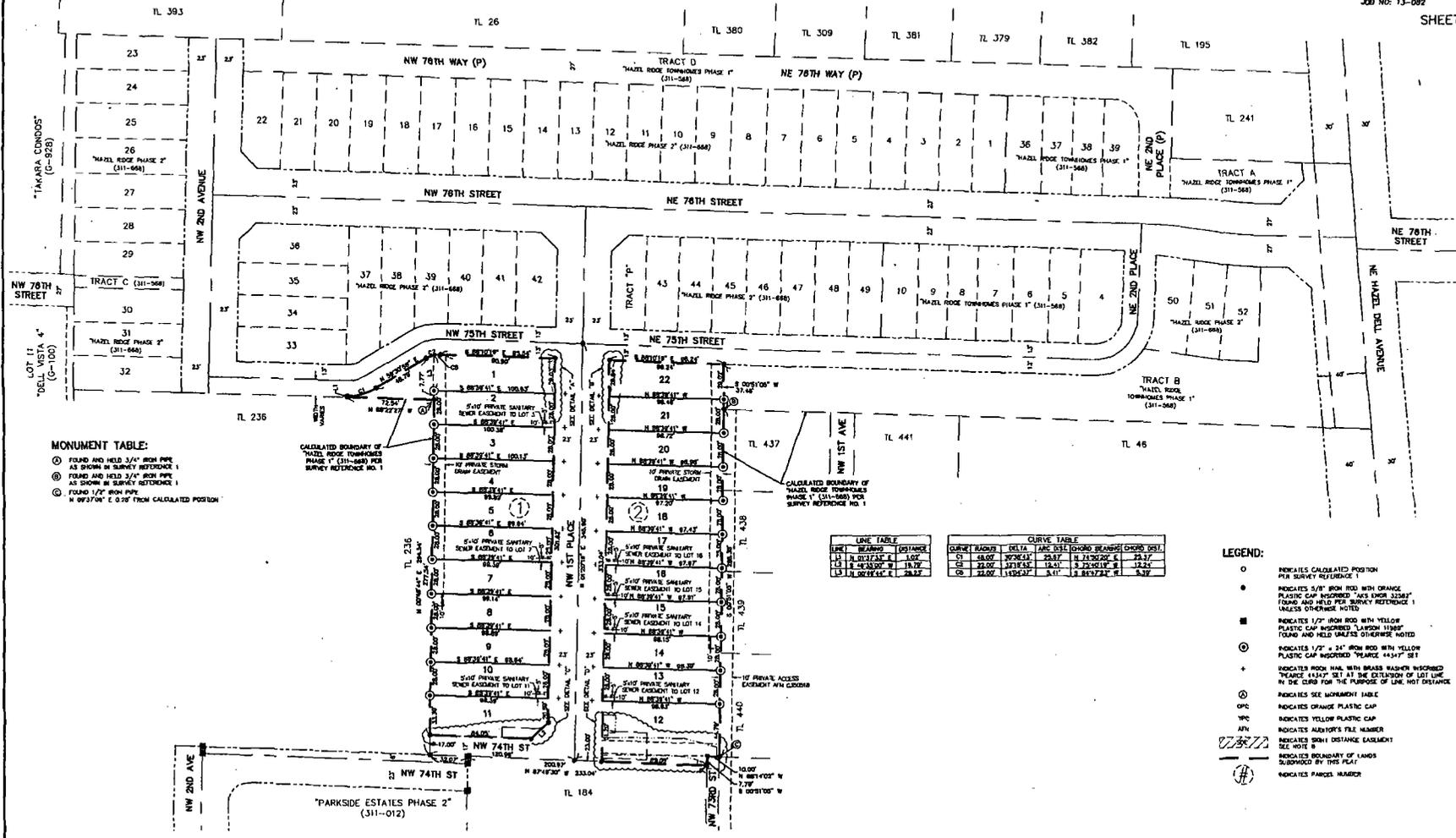
LOT AREA TABLE:

1	4,173 SF	12	5,055 SF
2	2,814 SF	13	2,756 SF
3	2,807 SF	14	2,354 SF
4	2,800 SF	15	2,745 SF
5	2,793 SF	16	2,738 SF
6	2,786 SF	17	2,731 SF
7	2,779 SF	18	2,724 SF
8	2,772 SF	19	2,717 SF
9	2,765 SF	20	2,710 SF
10	2,758 SF	21	2,703 SF
11	2,751 SF	22	2,696 SF

Attachment B

HAZEL RIDGE PHASE 3

A SUBDIVISION OF TRACTS "F" AND "E" OF
 "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568)
 IN A PORTION OF THE
 W.R. ANDERSON D.L.C.
 LOCATED IN THE
 NE 1/4 OF THE NW 1/4 AND
 THE NW 1/4 OF THE NE 1/4 OF
 SECTION 10
 T. 2 N., R. 1 E., W.M.
 CLARK COUNTY, WASHINGTON
 JOB NO: 13-082 JUNE 10, 2013
 SHEET 2 OF 2



MONUMENT TABLE:

- ⊙ FOUND AND HELD 3/4" IRON PIPE AS SHOWN IN SURVEY REFERENCE 1
- ⊙ FOUND AND HELD 3/4" IRON PIPE AS SHOWN IN SURVEY REFERENCE 1
- ⊙ FOUND 1/2" IRON PIPE N 89°30'0" E 9.05' FROM CALCULATED POSITION

CALCULATED BOUNDARY OF "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568) PER SURVEY REFERENCE NO. 1

CALCULATED BOUNDARY OF "HAZEL RIDGE TOWNHOMES PHASE 1" (311-568) PER SURVEY REFERENCE NO. 1

LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°30'0" E	9.05'
2	N 89°30'0" E	9.05'
3	N 89°30'0" E	9.05'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC USE	CHORD BEARING	CHORD DIST
CV	58.00'	30°00'00"	29.87'	N 74°20'00" E	29.37'
CC	22.00'	135°00'00"	19.41'	S 77°50'00" E	12.20'
CD	22.00'	135°00'00"	5.11'	S 81°27'00" E	5.37'

LEGEND:

- INDICATES CALCULATED POSITION PER SURVEY REFERENCE 1
- INDICATES 5/8" IRON ROD WITH ORANGE PLASTIC CAP INScribed "ACE 32581" (FOUND AND HELD PER SURVEY REFERENCE 1) UNLESS OTHERWISE NOTED
- INDICATES 1/2" IRON ROD WITH YELLOW PLASTIC CAP INScribed "LAWSON 11860" (FOUND AND HELD UNLESS OTHERWISE NOTED)
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP INScribed "PEARCE 44347" SET
- ⊕ INDICATES IRON NAIL WITH BRASS WASHER INScribed "PEARCE 44347" SET AT THE EXTENSION OF LOT LINE IN THE CURS FOR THE PURPOSE OF LINE NOT DISTANCE
- ⊙ INDICATES SEE MONUMENT TABLE
- OPC INDICATES ORANGE PLASTIC CAP
- YPC INDICATES YELLOW PLASTIC CAP
- WPC INDICATES WOODEN PILE MARKER
- INDICATES 300'± DISTANCE EASEMENT SEE NOTE B
- INDICATES BOUNDARY OF LANDS SUBDIVIDED BY THIS PLAN
- INDICATES PARCEL MARKER

