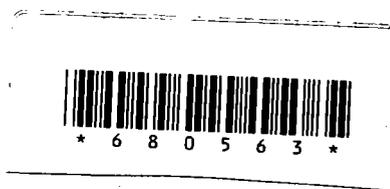


CLARK COUNTY  
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: October 1, 2013

REQUEST: Acceptance of Plat for Recording " REGENCY ESTATES "

CHECK ONE:  X  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 REGENCY ESTATES (PLD2005-00071 / FLD2013-00014)

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Notice of application and public hearing was mailed to the applicant, the Fairgrounds Neighborhood Association, and owners of property located within 300 feet of the site on September 14, 2005. One sign was posted on the subject property and two within the vicinity on October 31, 2005. Notice of the SEPA Determination and public hearing was published in the "Columbian" Newspaper on September 14, 2005.

**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 REGENCY ESTATES for recording.

**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.

 9/25/13  
Greg Shafer, P.E.  
Development Engineering Manager

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

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

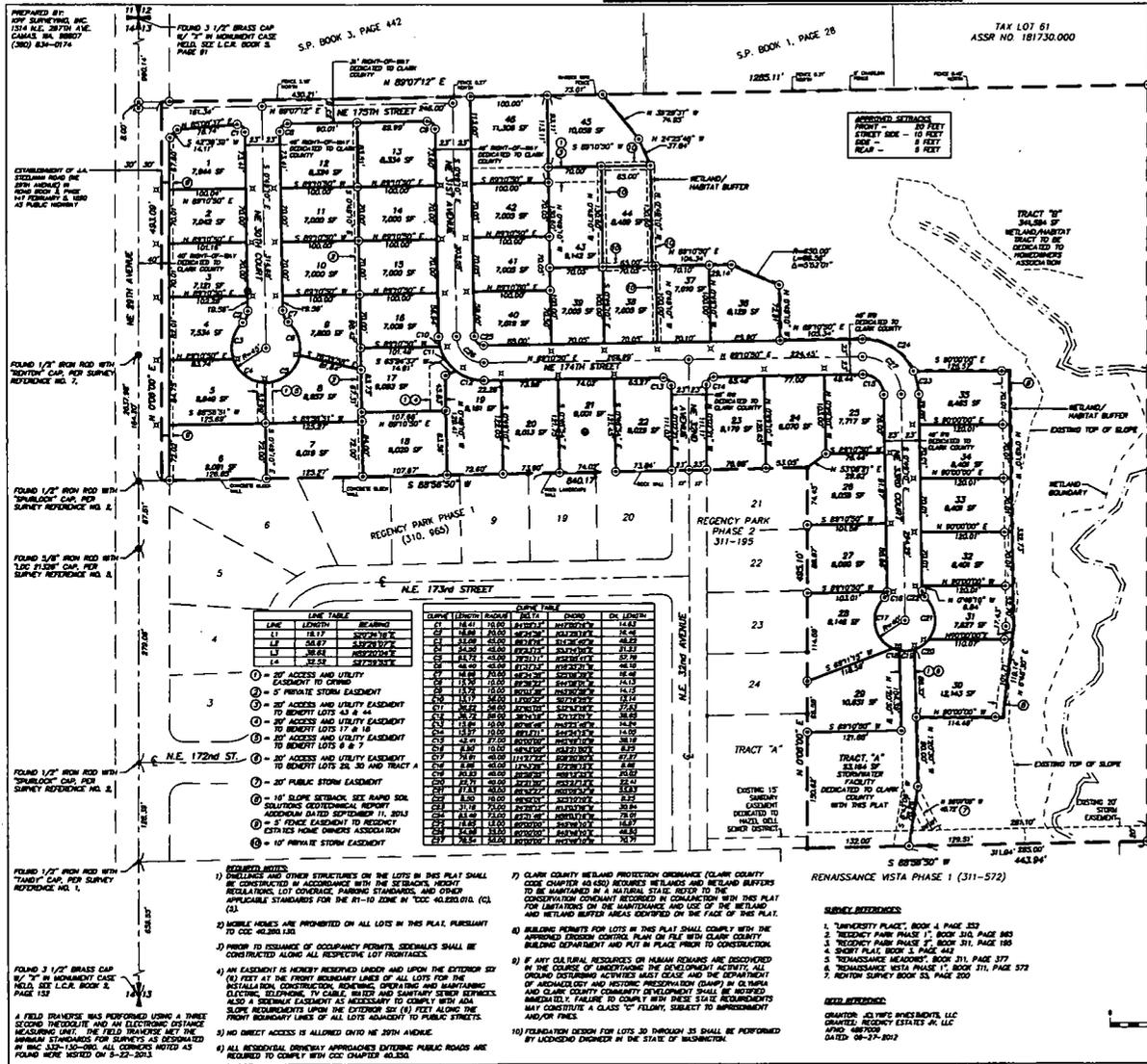
October 1, 2013 SR 190-13

SS/PC/hp

PW 13-081



# Attachment B: Plat Map



**REGENCY ESTATES  
SUBDIVISION  
LOCATED IN THE  
WEST HALF OF THE NW QUARTER  
OF SECTION 13  
T.3 N, R.1 E, W.M.,  
CLARK COUNTY, WASHINGTON**

**COUNTY PLANNING DIRECTOR**  
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE \_\_\_\_\_  
**CLARK COUNTY AUDITOR**  
ATTENDED BY: (COUNTY AUDITOR) \_\_\_\_\_  
FILED FOR RECORD THIS DATE OF \_\_\_\_\_ 2011.  
AUDITORS FILE NO. \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**  
THIS PLAT MEETS THE REQUIREMENTS OF RCW 86.17.120, LAWS OF WASHINGTON, TO BE KNOWN AS \_\_\_\_\_ SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

**CLARK COUNTY COMMISSIONERS:**  
APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON THIS DATE OF \_\_\_\_\_ 2011.

**CLARK COUNTY ENGINEER:**  
APPROVED BY: CLARK COUNTY ENGINEER DATE \_\_\_\_\_

**CLARK COUNTY HEALTH DEPARTMENT:**  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 ARE APPROVED FOR AN APPROVED WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM AS NECESSARY.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**LEGEND**

- INDICATES FOUND 3/4" IRON ROD WITH "TOPOLLOY ALUMINUM" CAP FOR SURVEY REFERENCE NO. 3, (CHECK) UNLESS NOTED OTHERWISE
- INDICATES 1/2" x 3/4" IRON ROD WITH (FEDERAL) GULLY CAP SET
- INDICATES CALCULATED POSITION
- INDICATES BENCH MARK WITH BRASS BUSHES RECORDED
- INDICATES CLARK REGIONAL WASTEWATER DISTRICT
- INDICATES METERS FILE NUMBER
- INDICATES LAND CORNER RECORD
- INDICATES RIGHT-OF-WAY
- INDICATES EASEMENT
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT
- INDICATES METLAND / HABITAT BUFFER

**DATE:** 03-21-11  
**SCALE:** 1"=40'  
**JOB NO.:** 15-04  
**CALL BY:** KPF  
**DRAWN BY:** GJP  
**CHECKED BY:** KPF  
**SHEET:** 1 OF 1

**KPF SURVEYING, INC.**  
1514 N.E. 187TH AVE. CANANDA WASH  
866-0474 FAX 866-9435

**SURVEY REFERENCES:**

- "UNIVERSITY PLAT", BOOK 4, PAGE 233
- "REGENCY PARK PHASE 1", BOOK 310, PAGE 863
- "REGENCY PARK PHASE 2", BOOK 311, PAGE 190
- "REGENCY PARK PHASE 3", PAGE 442
- "REGENCY PARK PHASE 4", BOOK 311, PAGE 377
- "REGENCY PARK PHASE 5", BOOK 311, PAGE 573
- "REGENCY PARK PHASE 6", BOOK 311, PAGE 200

**DEVELOPER:**  
CLARK COUNTY PLANNING DIRECTOR, LLC  
CLARK COUNTY PLANNING DIRECTOR, LLC  
CLARK COUNTY PLANNING DIRECTOR, LLC  
DATED: 03-27-2011

TAX LOT 80  
ASSR NO. 181740.000

TAX LOT 81  
ASSR NO. 181754.000

TAX LOT 61  
ASSR NO. 181730.000

S.P. BOOK 1, PAGE 28

S.P. BOOK 3, PAGE 442

PREPARED BY:  
KPF SURVEYING, INC.  
1514 N.E. 187TH AVE.  
CANANDA WA 98007  
(360) 634-0174

ESTABLISHMENT OF J.A. FEELING FROM THE NEW AERIAL PHOTOGRAPHY BY THE CLARK COUNTY PUBLIC HEALTH DEPARTMENT

FOUND 1/2" IRON ROD WITH "TOPOLLOY" CAP FOR SURVEY REFERENCE NO. 7.

FOUND 1/2" IRON ROD WITH "TOPOLLOY" CAP FOR SURVEY REFERENCE NO. 2.

FOUND 3/4" IRON ROD WITH "L.C. #123" CAP FOR SURVEY REFERENCE NO. 4.

FOUND 1/2" IRON ROD WITH "TOPOLLOY" CAP FOR SURVEY REFERENCE NO. 2.

FOUND 1/2" IRON ROD WITH "STAIN" CAP FOR SURVEY REFERENCE NO. 1.

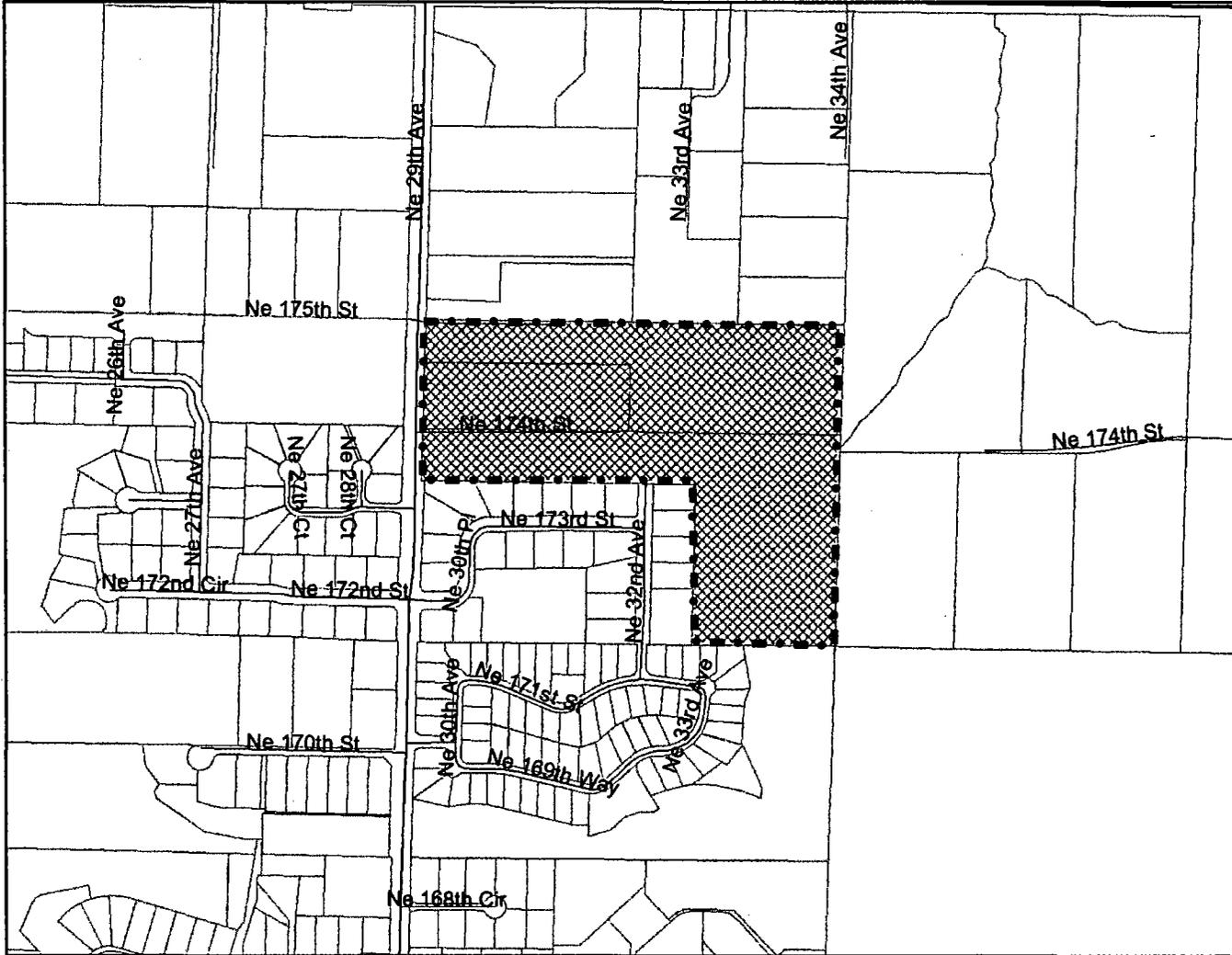
FOUND 3/4" IRON ROD WITH "TOPOLLOY" CAP FOR SURVEY REFERENCE NO. 1.

A FIELD TRAVERSE WAS PERFORMED USING A TRIPLE SECOND INTERLUDE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE SURVEY STANDARDS FOR SURVEYS AS DESIGNATED BY RCW 18A-15-010. ALL CORNERS NOTED AS FOUND MORE WESTED ON 8-22-2011.

- 1) CHALLENGE AND OTHER STRUCTURES ON THE LOTS IN THIS PLAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS, HEIGHT REGULATIONS, LOT COVERAGE, PARKING STANDARDS, AND OTHER APPLICABLE STANDARDS FOR THE R1-10 ZONE IN TOD 40.06.010 (C) (2).
- 2) MOBILE HOMES ARE PROHIBITED ON ALL LOTS IN THIS PLAT. PURSUANT TO CC 40.06.130.
- 3) PERMIT TO ISSUANCE OF OCCUPANCY PERMITS. SEWERLINES SHALL BE CONSTRUCTED ALONG ALL RESPECTIVE LOT FRONTAGES.
- 4) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, MAINTENANCE, OPERATING AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SEWERLINE EASEMENT IS HEREBY RESERVED TO COMPLY WITH SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- 5) NO STREET ACCESS IS ALLOWED ONTO THE 30' SIDE ANGLE.
- 6) ALL RESIDENTIAL DRIVEWAYS APPROACHING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CHAPTER 40.05A.

- 7) CLARK COUNTY METLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.050) REQUIRED METLANDS AND METLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. NOTES TO THE CONSERVATION COVENANT RECORDED IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE METLAND AND METLAND BUFFER AREAS DESCRIBED ON THE FACE OF THIS PLAT.
- 8) IF ANY CULTURAL RESOURCES OF HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL GROUND DISTURBING ACTIVITIES MUST CEASE AND THE DEPARTMENT OF ARCHAELOGY AND HISTORIC PRESERVATION (DAPH) IN CLARK COUNTY AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS "C" VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
- 9) FOUNDATION DESIGN FOR LOTS 20 THROUGH 25 SHALL BE PERFORMED BY LICENSED ENGINEER IN THE STATE OF WASHINGTON.

# 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



Map center: 1094521, 158162



Scale: 1:6,235

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.