

CLARK COUNTY  
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: October 1, 2013

REQUEST: Acceptance of Plat for Recording FARRAN CLUSTER SHORT PLAT

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 FARRAN CLUSTER SHORT PLAT (PLD2009-00018 / FLD2012-00003)

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Fairgrounds neighborhood association, and property owners located within 500 feet of the site on August 28, 2009.

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

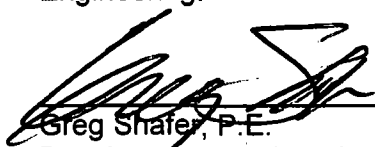
**FISCAL IMPACTS:**  Yes (See Attached Fiscal Impacts Form)  No

**ACTION REQUESTED:** It is recommended that the Board accept the plat of FARRAN CLUSTER SHORT PLAT 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.

 9/24/13  
Greg Shafer, P.E.  
Development Engineering Manager

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

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

October 1, 2013 SR189-13

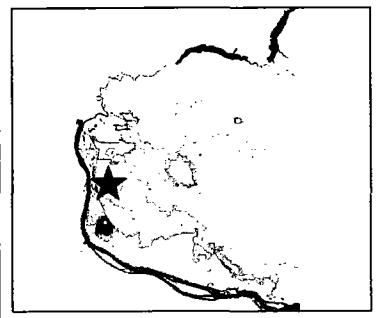
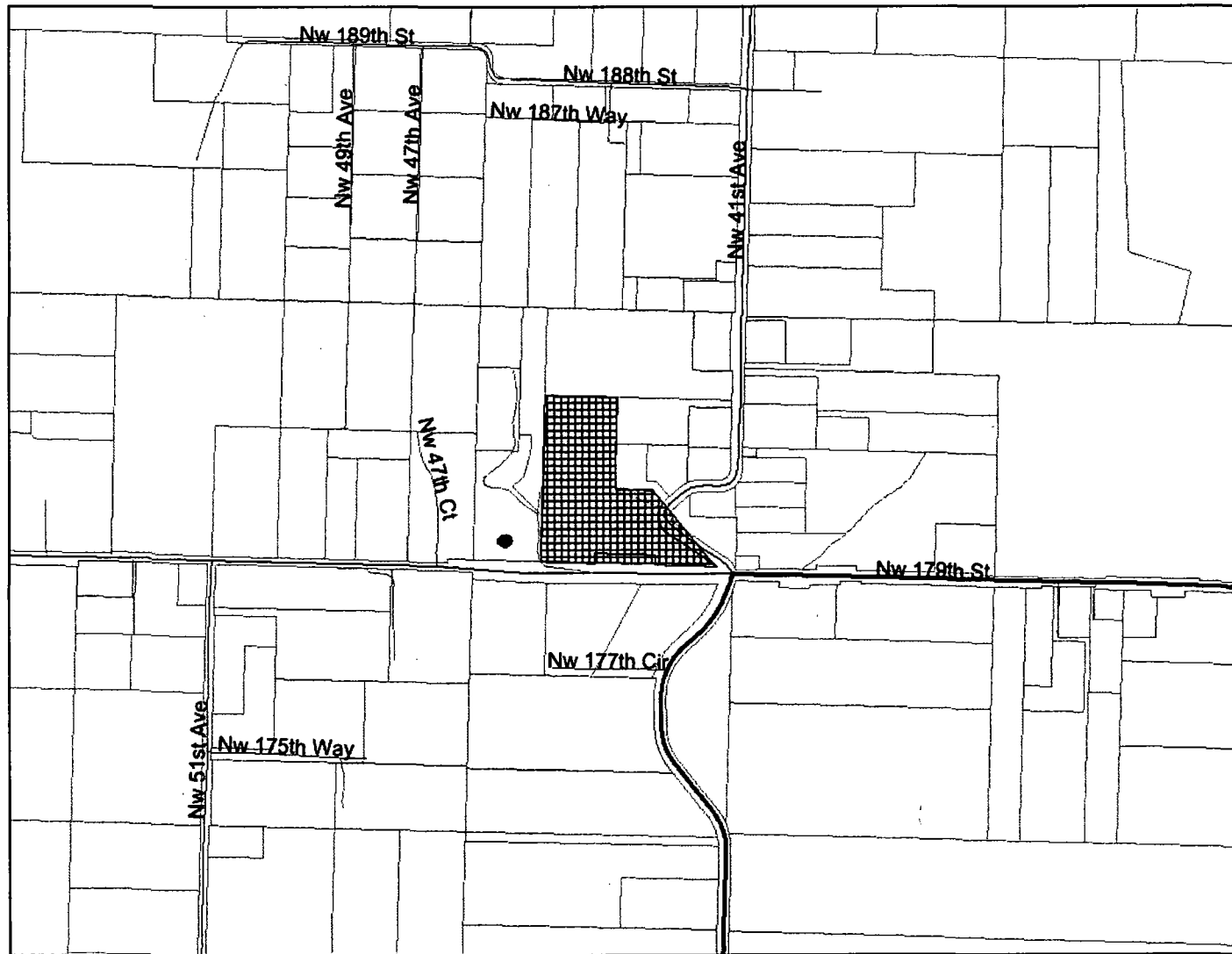
SS/PC/hp



PW 13 - 080

ms  
OK  
N

# ATTACHMENT A: FARRAN CLUSTER SHORT PLAT



## 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: 1075029, 160460



Scale: 1:10,133

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: PLAT MAP

**FARRAN CLUSTER SHORT PLAT**

IN THE SE 1/4 SW 1/4 OF SECTION 8, T. 3N., R. 1E., W.M.,  
 A CLUSTER SHORT PLAT APPROVED PER PLD0009-00010 CLARK COUNTY, WASHINGTON,  
 (SEE ACCOMPANYING HABITAT CONSERVATION AND DEVELOPER COVENANT)  
 MARCH 2012

BOARD OF CLARK COUNTY COMMISSIONERS

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, WASHINGTON

DATE

ATTEST: CLERK TO THE BOARD

CLARK COUNTY HEALTH DEPARTMENT

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST  
 COMPLY WITH THE ZONING REGULATIONS IN EFFECT AT THE TIME OF  
 COMPLETION AND/OR PERMIT APPLICATION.

SEWER IN THIS PLAT MAY BE SERVED BY INDIVIDUAL OR SHARED  
 SEWER SYSTEMS SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
 TREATMENT SYSTEMS SUBJECT TO HEALTH DEPARTMENT APPROVAL.

*Carla C. Souda, R.S. 11/14/12*  
 COUNTY HEALTH OFFICER DATE

CLARK COUNTY PLANNING DIRECTOR

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

CLARK COUNTY ENGINEER

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF  
 WASHINGTON TO BE SHOWN AS SHORT PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT

THE OFFICE OF ALAN FARRAN.

AUDITOR'S RECEIVING NO. \_\_\_\_\_

DEPUTY COUNTY AUDITOR \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE

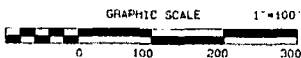
THIS MAP IS A TRUE AND CORRECT REPRESENTATION  
 OF LANDS ACCURATELY SURVEYED BY ME OR UNDER MY  
 DIRECTION IN ACCORDANCE WITH THE PROVISIONS OF  
 R.C.W. 58.17 LAWS OF WASHINGTON.

*Robert E. Galt, LS 2520*  
 2/15/12  
 ROBERT E. GALT, LS 2520 DATE

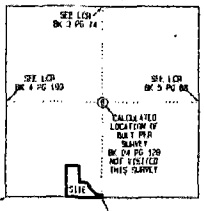


**DEAN SURVEYING, INC.**

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 DDC / ADMIN@DEANINC.COM  
 304-711-9801

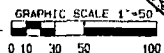
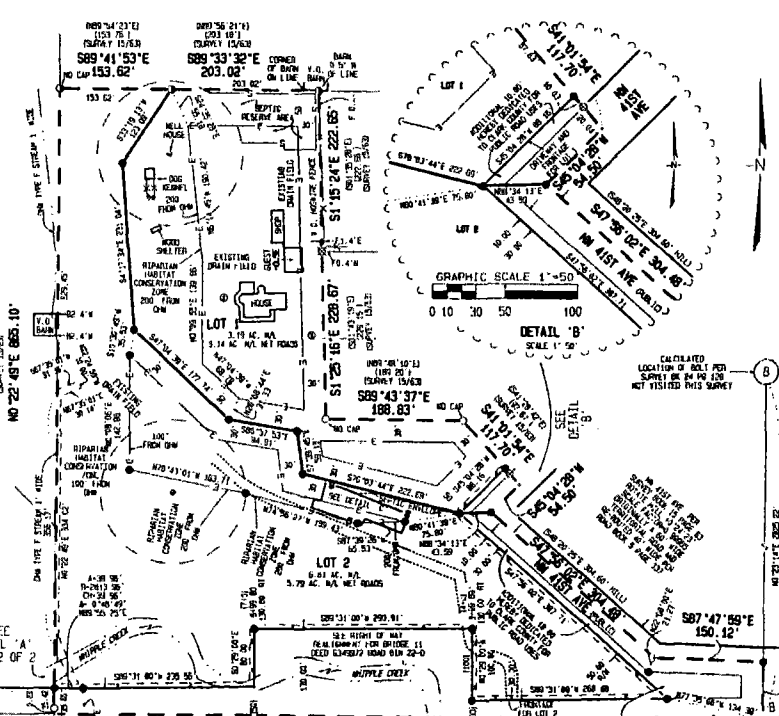
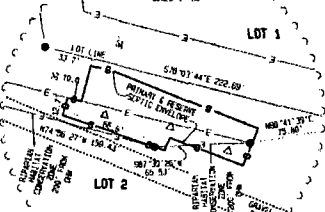


**SECTION DETAIL**  
 SEE ROS 24/128  
 SECTION 8, T. 3N., R. 1E., W.M.,  
 SCALE 1" = 2,000'

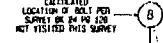


FOUND 1" IN BRASS PLUG SET L.O.B. OF 12 PG 158 VISITED 11/20/11  
 FOUND 6" IN BRASS PLUG SET L.O.B. OF 3 PG 77 VISITED 11/20/11

**DETAIL 'C'**  
 SCALE 1" = 50'



**DETAIL 'B'**  
 SCALE 1" = 50'



- LEGEND**
- SET 5/8" X 3/32" IRON PEGS WITH YELLOW PLASTIC CAP STAMPED "LS 2520"
  - SET IR SPIKE IN WHITE BLEN STAMPED "2520"
  - FOUND 1/2" IRON PIPE PER SURVEY BK 15 PG 63
  - FOUND 1/2" IRON ROD WITH YELLOW CAP PER SURVEY BK 24 PG 128
  - FOUND 3/8" IRON SPIKE, 4" L.O.B., PER SURVEY BK 15 PG 63
  - FOUND 5/8" IRON ROD, WHITE CAP "HILL 157591", PER SURVEY BK 15 PG 63
  - CALCULATED LOCATION, NOT MARKED
  - FOUND BRASS CAP AS SHOWN
  - EXISTING WELL
  - EXISTING SEPTIC TANK
  - FOUND 5/8" IRON ROD WITH YELLOW CAP PER SURVEY BK 13 PG 83
  - CLARK COUNTY SURVEYOR LAND CORNER RECORD
  - BIRTHDAY HIGH WATER LINE
  - RECORD DATA PER SURVEY BK 15 PG 63, OR AS SHOWN
  - PRIMARY AND RESERVE SEPTIC ENVELOPE
  - PUBLIC RIGHT OF WAY LINE
  - 100' RADII WELL PROTECTION ZONE PER HAC 240-272 20061
  - PLATED PERIMETER
  - 1 FOOT WIDE OVER
  - DEVELOPMENT COVENANT, NO NEW STRUCTURES ALLOWED OUTSIDE P.U.S. LINE, WHERE THE DEVELOPER'S LINE IS SHOWN 30' OR 50' FROM A RIGHT OF WAY OR LOT LINE, LESS RESTRICTIVE CURRENT ZONING SETBACKS SHALL APPLY.

- LEGEND**
- △ SEPTIC TEST HOLE
  - 1-1 RECORD DATA PER ROAD B/LW 22-D
  - F-4-2 FENCE 15' ± FROM LINE IN DIRECTION 2
  - F-0-0 FENCE ON LINE
  - OR-0-0 BOOK PAGE OF CLARK COUNTY RECORDS
  - V-0-0 VERY OLD, APPARENTLY MORE THAN TEN YEARS OLD
  - AC-N/A ADDRESS, HOME OR LESS, AREA NOT DETERMINED
  - R-W RIGHT OF WAY WIDTH ACCORDING TO RECORD
  - B-0-0 BOUNDARY PUBLIC UTILITY (LINES ELEMENT PER PLAT NOTE 1 ON PAGE 2)
  - B-1-7 BARN 15' ± FROM LINE, IN DIRECTION 2
  - CONTRACTED LINE, LENGTH NOT DRAWN TO SCALE
  - EXISTING FENCE
  - DECEMBER 2011 SURVEYED LOCATION OF ORDINARY HIGH WATER LINE
  - EASIMENT LINE
  - EDGE OF ASPHALT OR GRAVEL DRIVEWAY
  - LINE IS SHOWN 30' OR 50' FROM A RIGHT OF WAY OR LOT LINE, LESS RESTRICTIVE CURRENT ZONING SETBACKS SHALL APPLY.

- LEGEND**
- PRIMARY & RESERVE SEPTIC ENVELOPE
  - RESERVE SEPTIC ENVELOPE

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE AS A CLUSTER SHORT SUBDIVISION THE LAND  
 DESCRIBED IN THE DEED, PROPERTY OF CLARK COUNTY ADJUTANT'S OFFICE RECORDS:  
 CLARK COUNTY TRUSTEES WASH. HUN USING TOWNSH 615 BUCH 3: TOTAL STATION  
 12.7% (LEGACY BETTER THAN 1/10, 000 IMPROV. COMPASS PILE ADJUSTMENT)  
 MONUMENTS SHOWN AS "FOUND" ARE HELD AND WERE VISITED  
 NOVEMBER, 2011 THROUGH FEBRUARY, 2012  
 THE LINES OF AN ADJUTANT'S OFFICE RECORDS PER SURVEY BOOK 15 PAGE 63  
 POLAR, H.C. 1074 21" SCALE FACTOR = 0.999991  
 THE LINES OF NW 179TH ST. ARE AS SHOWN IN CLARK COUNTY ROAD 618 22-D  
 POLAR CLARK COUNTY 1074 21" SCALE FACTOR = 0.999991

ATTACHMENT B: PLAT MAP

**FARRAN CLUSTER SHORT PLAT**

IN THE SE 1/4 SW 1/4 OF SECTION 8, T. 3N., R. 1E., W. 4M.,  
 A CLUSTER SHORT PLAT APPROVED PER PLD2009-00018 CLARK COUNTY, WASHINGTON,  
 (SEE ACCOMPANYING DEVELOPER COVENANT)  
 MARCH 2012

**PLAT NOTES:**

a. Archaeological: "If any cultural resources and/or human remains 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. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

b. Building Envelope Note: "If any development activity or ground disturbance occurs outside of the building envelopes represented on the final plat or north of the building envelope for lot 2, an additional archaeological predetermination survey is required for the area impacted."

c. Septic Systems: "The approved, initial, reserve, and/or existing sewage system sites shall be protected from damage due to development. All sites shall be maintained so they are free from encroachment by buildings and not be subject to vehicular traffic or other activity which would adversely affect the site or system function."

d. Wetland Covenants: "Clark County Wetland Protection Ordinance (Clark County Code Chapter 40.410) requires wetlands and wetland buffers to be maintained in a natural state. Refer to Conservation Covenant recorded with this plat and with the Clark County Auditor for limitations on the maintenance and use of the wetland and wetland buffer areas identified on the face of this plat."

e. Wetland Development Envelopes: "No clearing or development activities shall occur outside the development envelopes shown on the face of this plat unless the activities are exempt from, or approved under, the provisions of the Clark County Wetland Protection Ordinance (CCC 40.450). Other building setbacks may apply within the development envelopes."

f. Utilities: "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, renewing, operating and maintaining electric, telephone, tv, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."

**PLAT NOTES:**

g. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.390."

h. "No vegetation shall be removed from the riparian habitat conservation zone."

i. Privately Owned Stormwater Facilities: "The residents of lot 2 are responsible for long-term maintenance of the privately owned stormwater facilities."

j. Geologic Hazard: "All development is required to incorporate all the recommendations of the Geotechnical Site Investigation for this site done by GeoPacific Engineering, Inc."

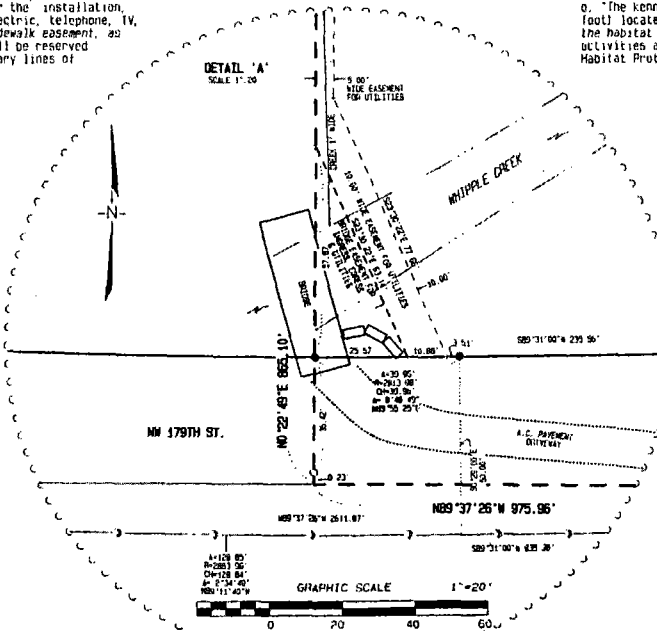
k. "Alternative construction methods shall be used to meet fire flow; this will require 30 foot rear and side setbacks and a class "A" rated roof. An automatic fire sprinkler system may be required for new residential structures exceeding 3,600 square feet of inhabitable space."

l. "No entryway treatments, monument or other permanent development signs are permitted. This shall not be construed to prohibit landscaping."

m. "To the maximum practicable extent, existing historic rural features shall be preserved as part of the cluster development. These features include but are not limited to rock walls, fences, functional and structurally safe farm buildings, monuments and landscape features."

n. "Sight obscuring fences are not permitted within fifty (50) feet of the public right-of-way, nor along cluster lot lines adjacent to the remainder lot. Sight obscuring fences include fences that meet either the F1 or the F2 standard in Sections 40.320.010(B) (5) and (7) or its successor ordinance."

o. "The kennel (about 300 square feet), wellhouse and wood shed (about 60 square feet) located within the 200 foot creek buffer are legal non-conforming uses within the habitat area. No additional development in this area is allowed unless the activities are exempt from, or approved under, the provisions of the Clark County Habitat Protection Ordinance (CCC 40.440) or its successor ordinance."



Downspouts and foundation/footing drains shall be directed away from buildings. Concentrated run-off shall not be allowed to flow onto neighboring properties.



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 03/11/12