

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Vasily & Alina Davidyan
DATE: October 18, 2018
REQUESTED ACTION: Acceptance of Plat Recording ~ Orchards Estates Short Plat ~
FLD2018-00024
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Orchards Estates Short Plat ~
PLD2017-00020 ~ FLD2018-00024

Project review: The application vested on May 1, 2017. A pre-application conference was held
November 22, 2016, Preliminary approval was issued on July 21, 2017. Final engineering approval
was granted April 20, 2018.

Zoning: R1-5; **Lot Size:** The R1-5 zone has a minimum average lot area of 5,000 square feet and a
maximum average lot area of 7,000 square feet. **Actual Lot Size:** Parcels range in size from 6,248
square feet to 6,845 square feet.

All lots in this plat are above the minimum of 5,000 square feet.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice
of application was mailed to the applicant, the neighborhood association and property owners
located within 300 feet of the site on May 11, 2018.

DISTRIBUTION:

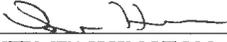
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Melissa Curtis

Melissa Curtis
Planner
Community Development

Mitch Nickolds
Mitch Nickolds
Director
Community Development

Staff Contact: Harriet Padmore, Ext.5071
Maria Rennaker, Ext. 4955
Shana Lazzarini, Ext. 4993

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 10-24-18

SR# _____

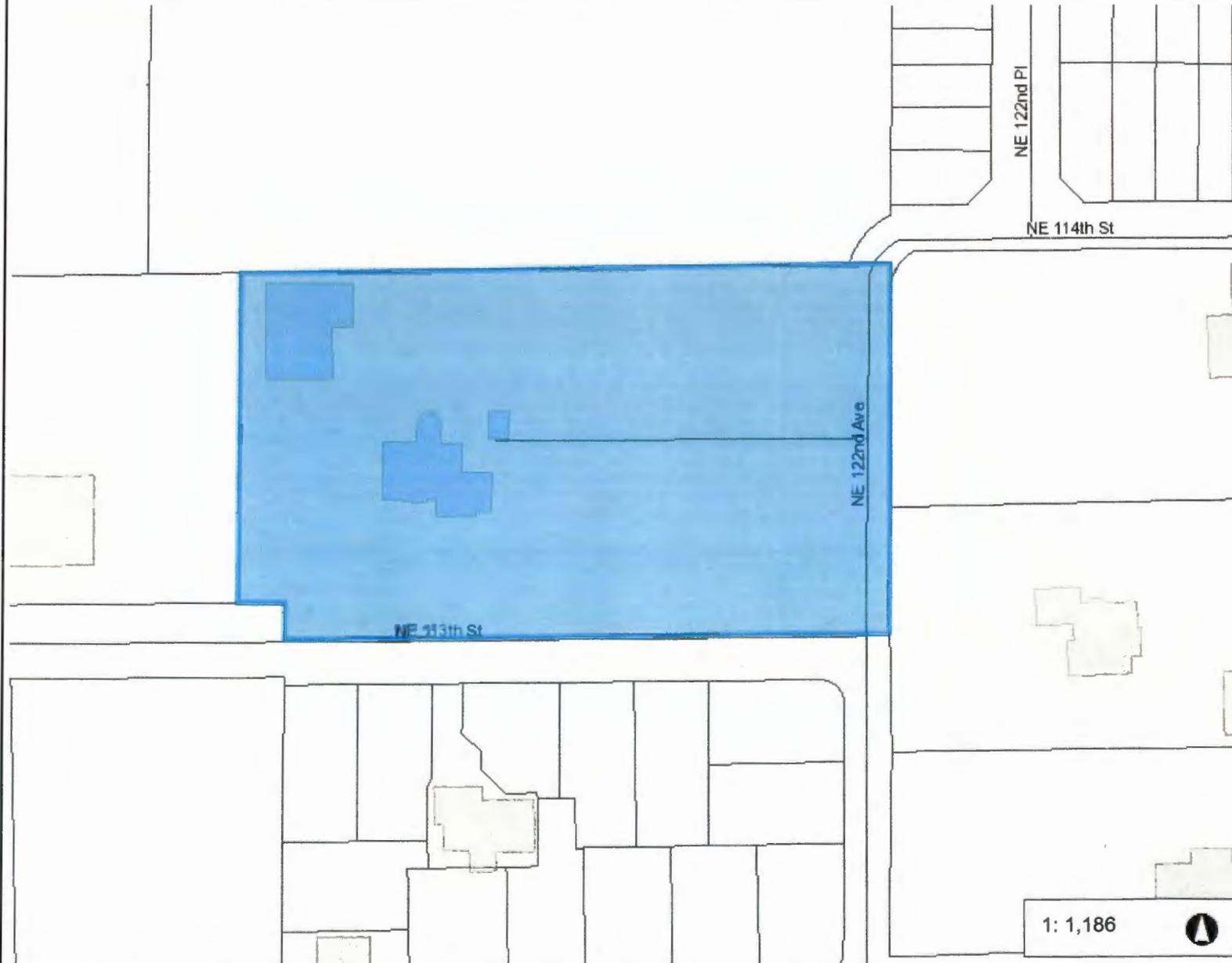


Orchards Estates Short Plat



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



Notes:

1: 1,186



197.7 0 98.87 197.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" 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:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA 98607
(360) 834-0174

REQUIRED NOTES:

- MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.260.130.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT 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.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS, TRACTS, AND THE NORTH SIX (6) FEET OF THE SOUTH TWENTY-SIX (26) FEET OF LOTS 2-5 FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. 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 AND TRACTS ADJACENT TO PUBLIC STREETS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- IN ACCORDANCE WITH CCC 40.810, EXCEPT FOR LOT 1 ON THIS PLAT, IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (S17), PARK DISTRICT 6 (P1F) AND ORCHARDS SUB-AREA (T1F), AS FOUND IN CCC40.810.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- PROPOSED LOT 1 CANNOT BE FURTHER DIVIDED USING THE EXCEPTION TO MAXIMUM AVERAGE LOT SIZE (CCC 40.220.01(C)(2)) AND SHALL COMPLY WITH THE APPLICABLE ZONING STANDARDS FOR THE ZONE.
- ORCHARDS ESTATES HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE 20 FOOT SHARED DRIVEWAY.
- THE JOINT DRIVEWAY FOR LOTS 2-5 IN THIS PLAT IS MADE OF PERMEABLE PAVEMENT WHICH IS ALSO THE STORMWATER MANAGEMENT FACILITY. DIRT, SAND, BARK DUST, DEBRIS AND OTHER SEDIMENTS CAN CONTAMINATE AND CLOG THE PAVEMENT. PROTECTION OF THE PAVEMENT FROM DEBRIS AND SEDIMENT IS CRITICAL TO THE LONG-TERM PERFORMANCE.

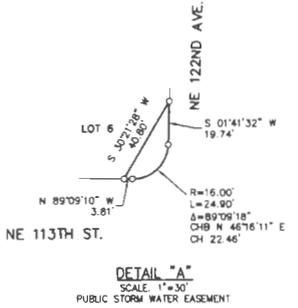
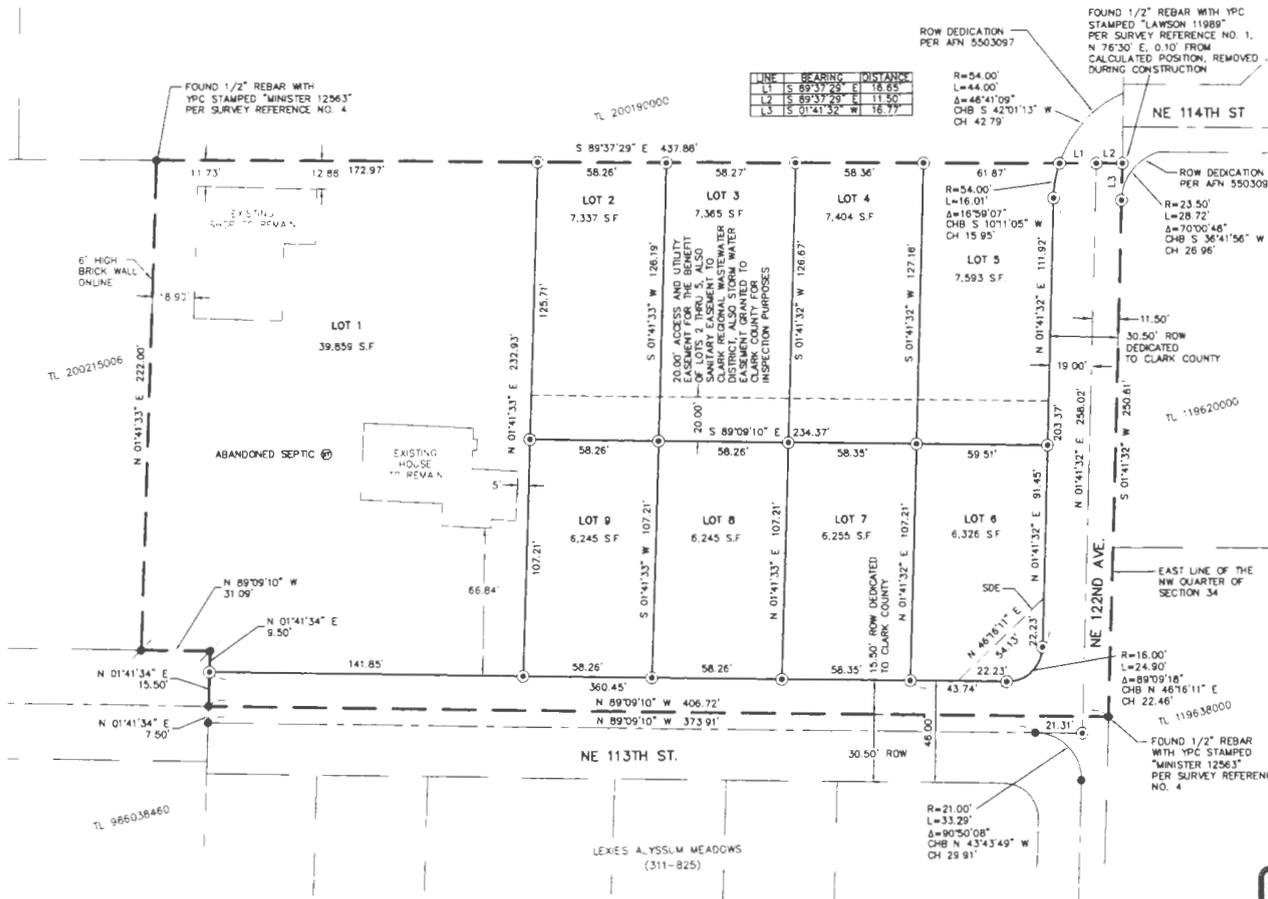
DEED REFERENCES:

GRANTOR: JAMES R. AND LINDA NELSEN
GRANTEE: VASILY A. AND ALINA V. DAMDYAN
AF NO: 3330073
DATE: 10/22/2002

SURVEY REFERENCES:

- LAWSON SURVEY BOOK 20, PAGE 12
- MINISTER SURVEY BOOK 59, PAGE 89
- "FALCON PRAIRIE ONE", BOOK "J", PAGE 107
- "FALCON PRAIRIE TWO", BOOK "J", PAGE 118
- "LEXES ALYSSUM MEADOWS", BOOK 311, PAGE 825

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 8-15-2017.



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.

KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032

- LEGEND**
- INDICATES FOUND 5/8" REBAR WITH YPC STAMPED "KC DEV PLS 38028", PER SURVEY REFERENCE NO. 5
 - INDICATES FOUND 1/2" REBAR WITH YPC STAMPED "D. DENNY 35477", PER SURVEY REFERENCE NO. 2
 - ⊙ INDICATES 1/2" x 24" REBAR WITH (FEEDER 41032) CAP SET
 - SDE INDICATES SIGHT DISTANCE EASEMENT
 - AFN INDICATES AUDITORS FILE NUMBER
 - ROW INDICATES RIGHT-OF-WAY
 - YPC INDICATES YELLOW PLASTIC CAP
 - INDICATES RIGHT-OF-WAY
 - - - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - - - INDICATES EASEMENT

DATE: 10/17/18
SCALE: 1"=30'
JOB NO: 18-003
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SHEET 1 OF 1



"ORCHARDS ESTATES"
SHORT PLAT
LOCATED IN LOT 2 OF
"FALCON PRAIRIE TWO" (J-118)
IN THE SE 1/4 OF THE NW 1/4
OF SECTION 34
T. 3 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE

CLARK COUNTY AUDITOR
ATTESTED BY: (COUNTY AUDITOR)
FILED FOR RECORD THIS DAY OF 2018
AUDITORS FILE NO. BOOK OF SHORT PLATS, PAGE

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "ORCHARDS ESTATES"
SHORT PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY MANAGER
APPROVED AND ACCEPTED BY THE COUNTY MANAGER
CLARK COUNTY, WASHINGTON, THIS DAY OF 20

CLARK COUNTY ENGINEER:
APPROVED BY: CLARK COUNTY ENGINEER DATE