

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DEVELOPER:** The Holt Group

**DATE:** Final Plat Consent Agenda –July 11, 2017

**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00032 – Legacy Place Subdivision, Phase 1

Consent  Hearing  County Manager

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### BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Legacy Place Subdivision, Phase 1 (PLD2003-00083/FLD2016-00032)

**Project review:** The application vested on February 12, 2003. A pre-application conference was held March 6, 2003. Preliminary approval was issued on June 6, 2004. Final engineering approval was granted March 22, 2016.

**Zoning:** R-18 and R1-10; **Lot Size:** The R-18 zone has a minimum lot size of 4,000 square feet and the R1-10 zone has a minimum lot area of 10,000 square feet and a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 4,033 square feet to 8,717 square feet.

The lots are below the standard minimum lot size of the zone because:

A significant portion of the site is encumbered with habitat and wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.

### 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 January 16, 2004. One sign was posted on the subject property and two within the vicinity on April 7, 2004 providing notice of the application and hearing.

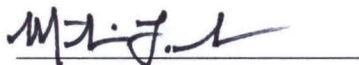
### DISTRIBUTION:

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

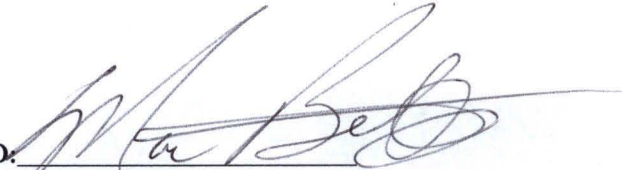
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Planning Tech,  
Angie Merrill



Director Community Development,  
Marty Snell

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: July 11, 2017

SR# 137-17

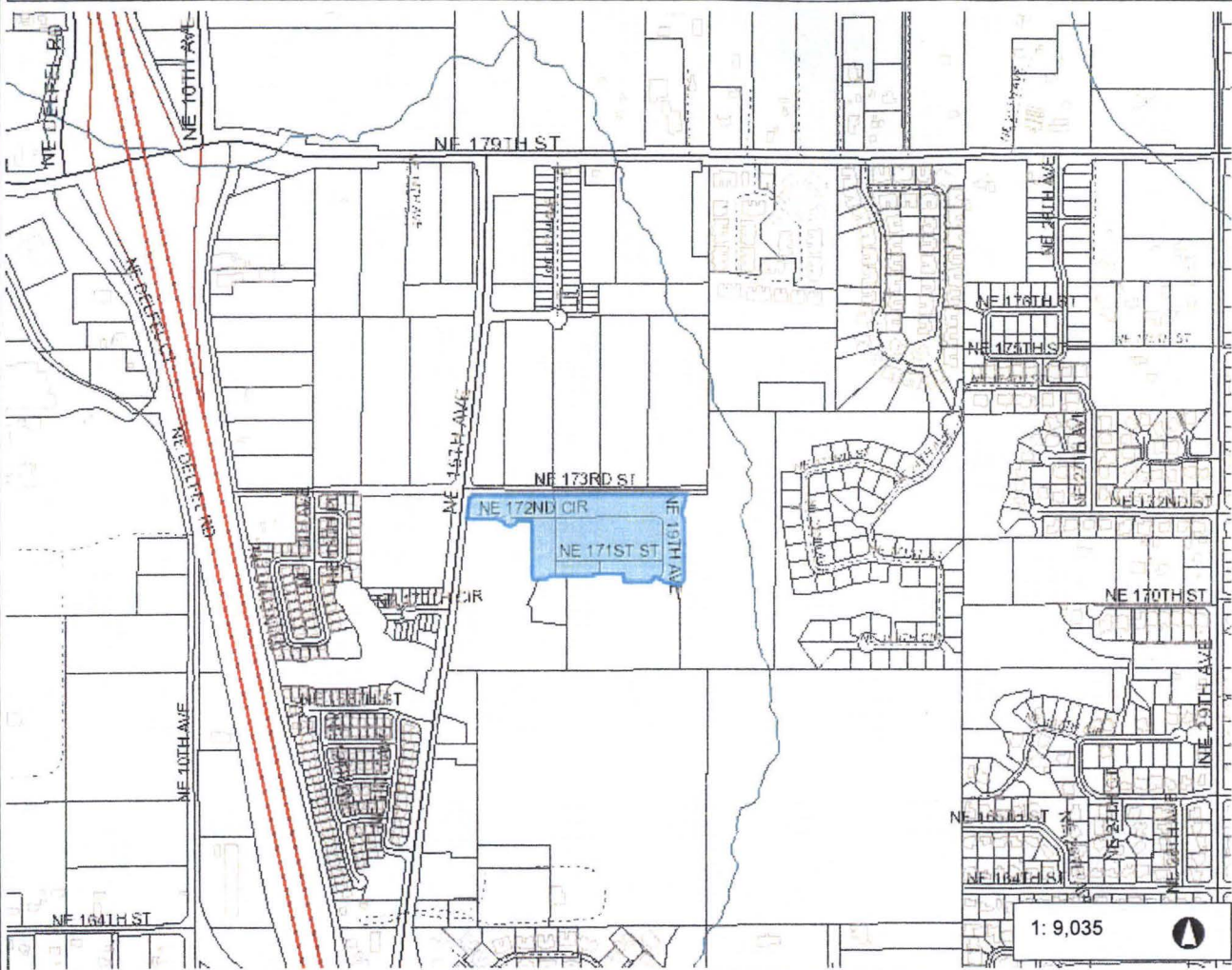
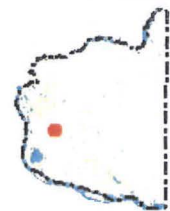


APPROVED: \_\_\_\_\_  
Bob Stevens, Deputy County Manager

DATE: \_\_\_\_\_



# Vicinity Map



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

Notes:

1: 9,035



1,505.9 0 752.93 1,505.9 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.

# LEGACY PLACE PHASE 1

PRELIMINARY APPROVAL AS HUNTINGTON MAJOR SUBDIVISION (PLD0003-00080)  
& LEGACY PLACE SUBDIVISION (PLD0003-00081) & PARK AVENUE PLACE SUBDIVISION (PLD0003-00083)  
WITH SUBSEQUENT TYPE II POST DECISION AS LEGACY PLACE SUBDIVISION (PST1014-00029)



A SUBDIVISION IN THE  
SE1/4 OF THE NW1/4  
OF SEC. 14, T. 3 N., R. 1 E., W.M.,  
CLARK COUNTY, WASHINGTON  
JUNE 2017

**CLARK COUNTY PLANNING DEPARTMENT**

APPROVED BY [Signature] 6-12-2017  
COUNTY PLANNING DIRECTOR DATE

**CLARK COUNTY PUBLIC WORKS DEPARTMENT**

APPROVED BY [Signature] 6/16/17  
CLARK COUNTY ENGINEER DATE

**CLARK COUNTY HEALTH DEPARTMENT**

LOTS 1-58 ARE APPROVED AN APPROVED PUBLIC WATER  
SUPPLY AND SANITARY SEWER ARE REQUIRED.  
APPROVED BY [Signature] 6/16/17  
COUNTY HEALTH OFFICER DATE

**CLARK COUNTY ASSESSOR**

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO.  
58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

LEGACY PLACE - PHASE 1

SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF  
CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR

**CLARK COUNTY COUNCILORS**

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS,  
COUNTY OF CLARK, STATE OF WASHINGTON.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017,  
CHAIR OF THE BOARD

ATTEST: \_\_\_\_\_  
CLERK TO THE BOARD

**LAND SURVEYOR'S CERTIFICATION**

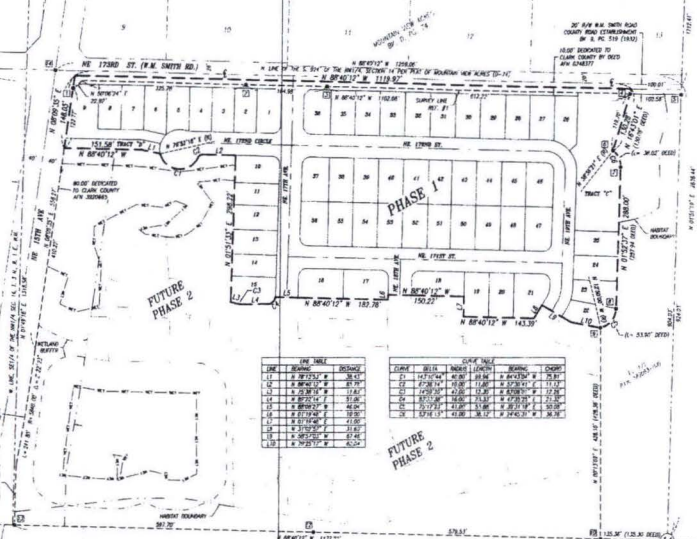
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND  
BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT  
OF A SURVEY MADE ON THE GROUND TO THE NORMAL  
STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS  
PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT,  
AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND  
THAT THE DELINEATION IS CORRECT.

[Signature] 6-16-2017  
PATRICK J. SCOTT  
PROFESSIONAL LAND SURVEYOR NO. 46824



**COUNTY AUDITOR**

ATTEST BY \_\_\_\_\_ COUNTY AUDITOR  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017,  
AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_ PAGE \_\_\_\_\_



LOT	AREA	AREA
1	0.010	0.010
2	0.010	0.010
3	0.010	0.010
4	0.010	0.010
5	0.010	0.010
6	0.010	0.010
7	0.010	0.010
8	0.010	0.010
9	0.010	0.010
10	0.010	0.010
11	0.010	0.010
12	0.010	0.010
13	0.010	0.010
14	0.010	0.010
15	0.010	0.010
16	0.010	0.010

### FOUND MONUMENT NOTES

- 1 FOUND LOT 1A & 1B 1/2" STAMPED TOWN 2004#1
- 2 FOUND LOT 2A & 2B 1/2" STAMPED TOWN 2004#1
- 3 FOUND LOT 3A & 3B 1/2" STAMPED TOWN 2004#1
- 4 FOUND LOT 4A & 4B 1/2" STAMPED TOWN 2004#1
- 5 FOUND LOT 5A & 5B 1/2" STAMPED TOWN 2004#1
- 6 FOUND LOT 6A & 6B 1/2" STAMPED TOWN 2004#1
- 7 FOUND LOT 7A & 7B 1/2" STAMPED TOWN 2004#1
- 8 FOUND LOT 8A & 8B 1/2" STAMPED TOWN 2004#1
- 9 FOUND LOT 9A & 9B 1/2" STAMPED TOWN 2004#1
- 10 FOUND LOT 10A & 10B 1/2" STAMPED TOWN 2004#1
- 11 FOUND LOT 11A & 11B 1/2" STAMPED TOWN 2004#1
- 12 FOUND LOT 12A & 12B 1/2" STAMPED TOWN 2004#1
- 13 FOUND LOT 13A & 13B 1/2" STAMPED TOWN 2004#1
- 14 FOUND LOT 14A & 14B 1/2" STAMPED TOWN 2004#1
- 15 FOUND LOT 15A & 15B 1/2" STAMPED TOWN 2004#1
- 16 FOUND LOT 16A & 16B 1/2" STAMPED TOWN 2004#1

### SECTION BREAKDOWN



### EASEMENT PROVISIONS

1. A PUBLIC SANITARY SEWER EASEMENT (P.S.S.E.) SHALL BE GRANTED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT TO THE SEWER MAIN SYSTEM FOR THE PROPERTY OF THE PUBLIC WORKS DEPARTMENT AND MAINTAINING A PUBLIC SANITARY SEWER SYSTEM.
2. A PUBLIC WATER SUPPLY EASEMENT (P.W.S.E.) SHALL BE GRANTED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT TO THE WATER MAIN SYSTEM FOR THE PROPERTY OF THE PUBLIC WORKS DEPARTMENT AND MAINTAINING A PUBLIC WATER SUPPLY SYSTEM.
3. A PUBLIC WATER EASEMENT (P.W.E.) SHALL BE GRANTED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT TO THE WATER MAIN SYSTEM FOR THE PROPERTY OF THE PUBLIC WORKS DEPARTMENT AND MAINTAINING A PUBLIC WATER SYSTEM.
4. A PUBLIC WATER EASEMENT (P.W.E.) SHALL BE GRANTED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT TO THE WATER MAIN SYSTEM FOR THE PROPERTY OF THE PUBLIC WORKS DEPARTMENT AND MAINTAINING A PUBLIC WATER SYSTEM.
5. A PUBLIC ACCESS AND EGRESS EASEMENT (P.A.E.) SHALL BE GRANTED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT TO THE PUBLIC WORKS DEPARTMENT AND MAINTAINING A PUBLIC ACCESS AND EGRESS SYSTEM.
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10. A PUBLIC ACCESS AND EGRESS EASEMENT (P.A.E.) SHALL BE GRANTED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT TO THE PUBLIC WORKS DEPARTMENT AND MAINTAINING A PUBLIC ACCESS AND EGRESS SYSTEM.

### CLARK COUNTY REQUIRED NOTES

1. ANY EASEMENT RETURNED AS REQUIRED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT SHALL BE RETURNED TO THE CLARK COUNTY PUBLIC WORKS DEPARTMENT WITHIN THIRTY (30) DAYS OF THE DATE OF THE RETURN OF THE EASEMENT.
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5. ANY EASEMENT RETURNED AS REQUIRED BY THE CLARK COUNTY PUBLIC WORKS DEPARTMENT SHALL BE RETURNED TO THE CLARK COUNTY PUBLIC WORKS DEPARTMENT WITHIN THIRTY (30) DAYS OF THE DATE OF THE RETURN OF THE EASEMENT.

### BOUNDARY NOTE

LEGAL DESCRIPTION, PREPARED BY HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011 (HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011) IS BEING REPRODUCED FOR THE PURPOSES OF THIS PLAT. THE BOUNDARY OF THIS PLAT IS BEING REPRODUCED FROM THE LEGAL DESCRIPTION PREPARED BY HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011 (HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011). THE BOUNDARY OF THIS PLAT IS BEING REPRODUCED FROM THE LEGAL DESCRIPTION PREPARED BY HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011 (HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011). THE BOUNDARY OF THIS PLAT IS BEING REPRODUCED FROM THE LEGAL DESCRIPTION PREPARED BY HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011 (HUNTINGTON MAJOR SUBDIVISION, INC. CONTRACT NO. 03-10-011).

### LEGEND

- 1 FOUND CORNER MONUMENT AT LOTS 1
- 2 FOUND CORNER MONUMENT AT LOTS 2
- 3 FOUND CORNER MONUMENT AT LOTS 3
- 4 FOUND CORNER MONUMENT AT LOTS 4
- 5 FOUND CORNER MONUMENT AT LOTS 5
- 6 FOUND CORNER MONUMENT AT LOTS 6
- 7 FOUND CORNER MONUMENT AT LOTS 7
- 8 FOUND CORNER MONUMENT AT LOTS 8
- 9 FOUND CORNER MONUMENT AT LOTS 9
- 10 FOUND CORNER MONUMENT AT LOTS 10
- 11 FOUND CORNER MONUMENT AT LOTS 11
- 12 FOUND CORNER MONUMENT AT LOTS 12
- 13 FOUND CORNER MONUMENT AT LOTS 13
- 14 FOUND CORNER MONUMENT AT LOTS 14
- 15 FOUND CORNER MONUMENT AT LOTS 15
- 16 FOUND CORNER MONUMENT AT LOTS 16

PG. 1 OF 2 JOB# 9042.01.01  
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BASIS OF BEARINGS  
AS GIVEN BY THE DEED TO THE NORTH QUARTER SECTION 14, T. 3 N., R. 1 E., W.M., CLARK COUNTY, WASHINGTON, DATED 12-1-1934.

**PUBLIC UTILITY & SIDEWALK EASEMENTS**

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER AND UNDER ALL DESCRIBED PROPERTY SHOWS TRACTS AND LOTS AND THE EXTENSION AND COVERAGE OF ALL LOTS AND TRACTS LINE PARALLEL WITH AND ADJACENT TO SAID PUBLIC AND PRIVATE WATER MAINS AND SANITARY SEWER LINES. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE THE RESPONSIBILITY OF THE LANDOWNER AND SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES.

**CLARK PUBLIC UTILITY NOTE**

NOTE: EASEMENTS SHOWN IN THIS PLAN ARE BASED ON RECORDS ON FILE AT THE CLARK COUNTY PUBLIC UTILITY DIVISION. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE THE RESPONSIBILITY OF THE LANDOWNER AND SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES. THE EXTENSION AND COVERAGE OF SAID LINES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE REGULATORY AGENCIES.

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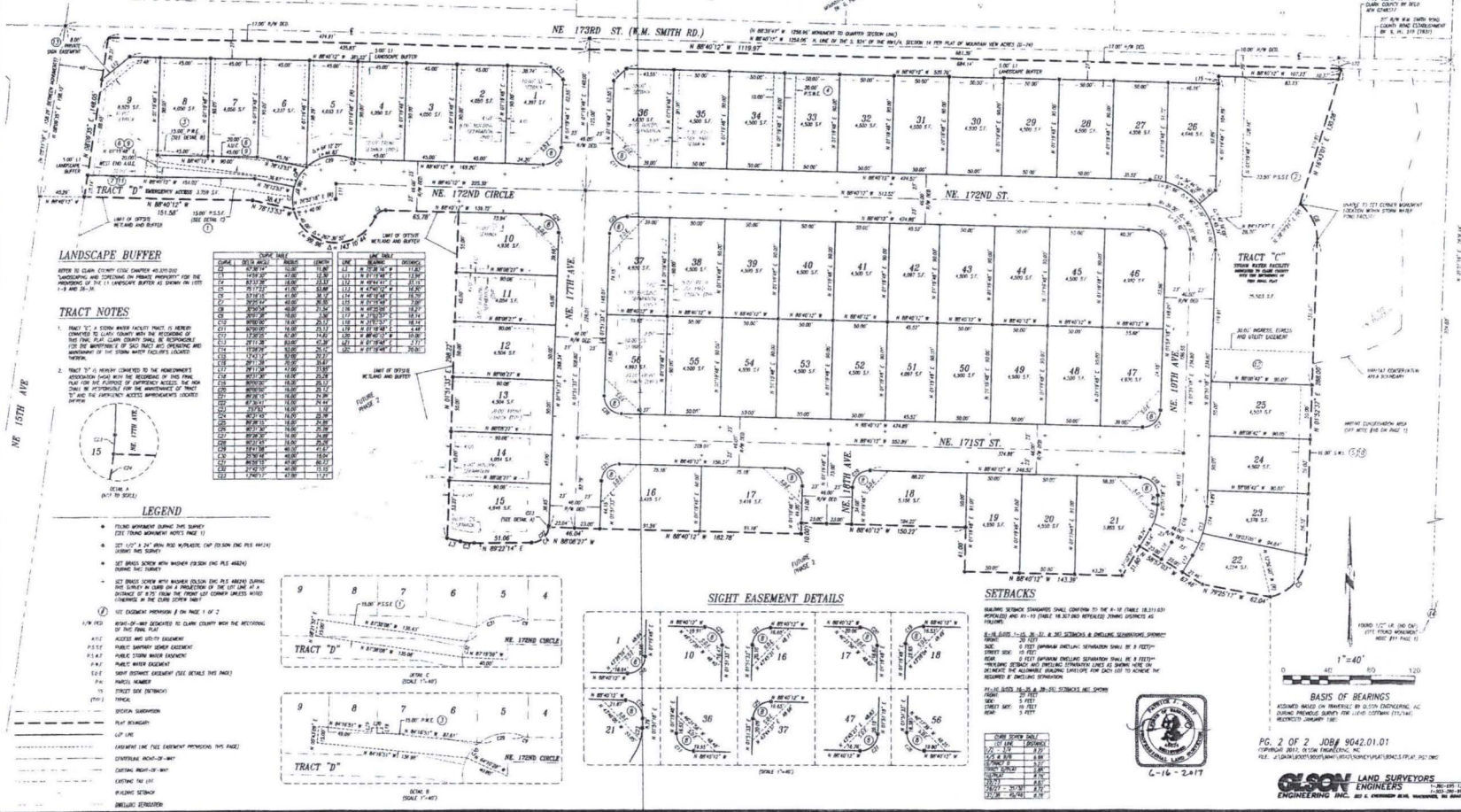
**WETLAND AND BUFFER NOTE**

WETLAND AND WETLAND BUFFER ZONES EXIST TO THE WEST OF LOTS 10-11 AND SOUTH OF NE 17TH STREET AND TRACT 11. THE BOUNDARIES OF THE WETLAND AND WETLAND BUFFER ZONES COINCIDE WITH THE WEST BOUNDARY OF LOTS 10-11 AND THE SOUTH BOUNDARY OF NE 17TH STREET AND TRACT 11 AS SHOWN HEREON.

A SUBDIVISION IN THE  
SE1/4 OF THE NW1/4  
OF SEC. 14, T. 3 N., R. 1 E., W.M.,  
CLARK COUNTY, WASHINGTON  
JUNE 2017

**HABITAT CONSERVATION NOTE**

WETLAND AND WETLAND BUFFER ZONES EXIST TO THE WEST OF LOTS 10-11 AND SOUTH OF NE 17TH STREET AND TRACT 11. THE BOUNDARIES OF THE WETLAND AND WETLAND BUFFER ZONES COINCIDE WITH THE WEST BOUNDARY OF LOTS 10-11 AND THE SOUTH BOUNDARY OF NE 17TH STREET AND TRACT 11 AS SHOWN HEREON.



**LANDSCAPE BUFFER**

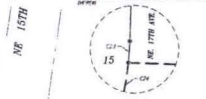
NOTE: TO CLARK COUNTY (SEE CHAPTER 40.02.030) "LANDSCAPE AND COVERING ON PRIVATE PROPERTY FOR THE PROTECTION OF THE 15' LANDSCAPE BUFFER IS SHOWN ON LOTS 1-9 AND 11-15."

**TRACT NOTES**

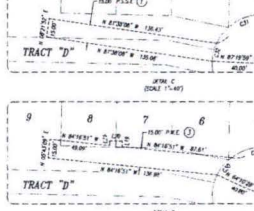
- TRACT 7-C TO 7-D WETLAND BUFFER TRACT IS HEREBY CONVEYED TO CLARK COUNTY WITH THE RECORDING OF THIS PLAN. THE PLAN FOR CLARK COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND COVERING AND WETLANDS.
- TRACT 7-C IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION SHALL WITH THE RECORDING OF THIS PLAN. THE PLAN FOR THE ASSOCIATION OF HOMEOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TRACT 7-C AND THE COVERING AREAS APPLICABLE TO TRACT 7-C.

**LEGEND**

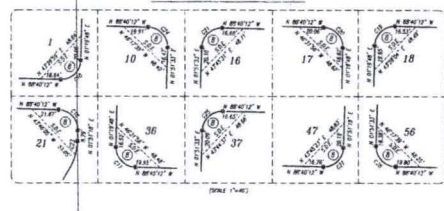
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**SIGHT EASEMENT DETAILS**



**SETBACKS**



**BASIS OF BEARINGS**  
ASSUMED BASED ON TRANSFER BY 2015A ENGINEERING, INC.  
1. CLARK PUBLIC UTILITY MAP (PLD 2003-00080)  
2. CLARK COUNTY RECORDS (SEE RECORDS FOR THE SAME)

PC 2 OF 2 JOB # 8042.01.01  
ENGINEERING, INC. 414 N. WASHINGTON ST. SUITE 200  
WASHINGTON, DC 20004  
TEL: 202.241.1111 FAX: 202.241.1112  
WWW.ELSONENGINEERS.COM

**ELSON LAND SURVEYORS  
ENGINEERS**

C-16-2-117