

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DEVELOPER:** Holt opportunity Fund (Parallel 1) 2013 LP

**DATE:** Final Plat Consent Agenda – August 8, 2017

**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00051 Heron Grove Subdivision (Preliminary approved  
as NW 114<sup>th</sup> Street Subdivision)

Consent  Hearing  County Manager

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### BACKGROUND

Transmitted for acceptance by the Councilors is the plat for Heron Grove PLD2015 - 00052/FLD2016-00051

**Project review:** The application vested on May 14, 2015. A pre-application conference was held June 4, 2015. Preliminary approval was issued on April 5, 2016. Final engineering approval was granted October 10, 2016.

**Zoning:** R1-7.5 **Lot Size:** The R1-7.5 zone has a minimum lot area of 7,500 square feet and a maximum average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 7,505 square feet to 8,884 square feet. The plat has an overall average lot size of 7,848 square feet.

All lots in this plat are above the minimum of 7,500 square feet.

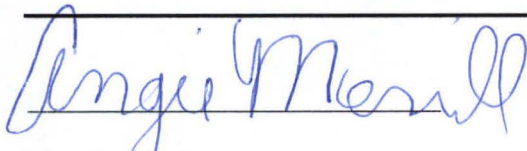
### COMMUNITY OUTREACH

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 January 22, 2016. Notice of the application and hearing were posted on the site by the applicant on March 9, 2016.

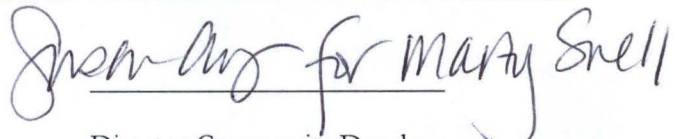
### DISTRIBUTION:

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

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Planning Tech,  
Angie Merrill



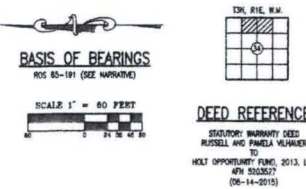
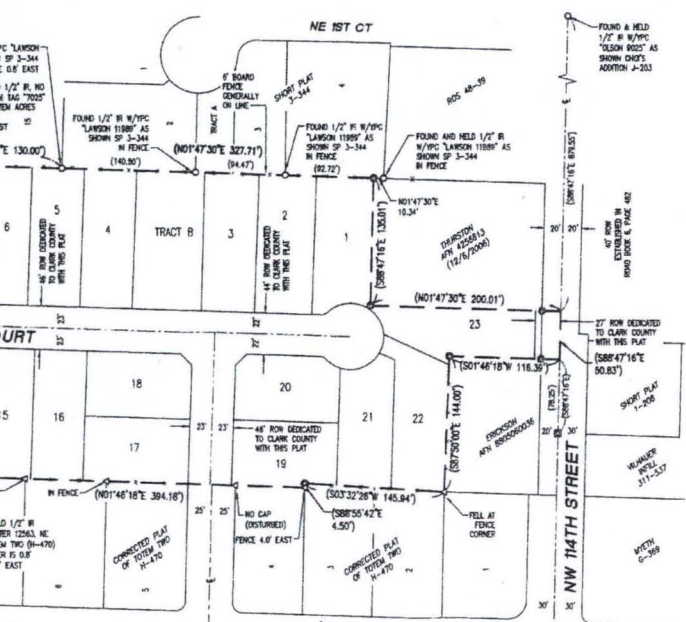
Director Community Development,  
Marty Snell

APPROVED: [Signature]  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: 7-8-17

SR# SR 162-17





- LEGEND**
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "765 ENR 34127"
  - + SET BRASS SIGN WITH BRASS WALKER INSCRIBED "LS 34127", AT LOT LINE EXTENSION, GOOD FOR LINE ONLY
  - FOUND BENCHMARK AS NOTED
  - FOUND 3/4" REBAR WITH YELLOW PLASTIC CAP "CLARK CO. 35152" IN MONUMENT BOX AS SHOWN ROS 58-122 UNLESS NOTED OTHERWISE
  - ⊖ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "765 ENR 34127" AS SHOWN ROS 85-191 (TED 05-2014)
  - ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "YATES 42882" AS SHOWN WALKER DEED 311-537
  - △ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "MINOR 17547" AS SHOWN CORRECTED PLAT OF TOWN TWO H-470
- AKN ALDER'S FILE NUMBER  
 C CONTROL POINT  
 F FOUND  
 R REBAR  
 ROS RECORD OF SURVEY  
 ROW ROAD-OF-WAY  
 SP SHOROT PLAT  
 SDE SHOROT DISTANCE EASEMENT  
 ( ) HELD RECORD DATA PER SURVEY BOOK 85 PAGE 191

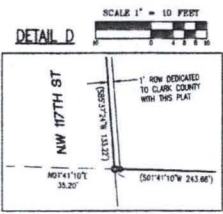
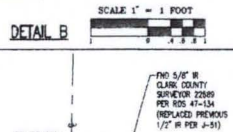
**NOTE**  
 ALL CORNERS FOUND AS NOTED WERE TIED BETWEEN 7/31/2015 - 6/10/2015 (UNLESS NOTED OTHERWISE)

**SURVEY NOTE**  
 THE PERMETER BOUNDARY FOR THIS PLAT WAS PREVIOUSLY MONUMENTED IN SURVEY BOOK 85 PAGE 191. SEE SURVEY FOR FURTHER BOUNDARY ESTABLISHMENT.

- PLAT NOTES**
1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
  2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE OUTSIDE (S) FEET ON ALL BOUNDARY LINES OF THE LOTS AND TRACTS RELATING TO PUBLIC ROADS, PRIVATE ACCESS EASEMENTS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND/OR SEWER SERVICES. ALL LOTS CONTAINING POST-WAY TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES. CONSTRUCTION STANDARDS, ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE REQUIRED UPON THE EXTENSION (H) (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
  3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.250.
  4. LOT 23, IRRESPECTIVE OF ITS DUAL FRONTAGES, SHALL HAVE ACCESS ONLY FROM NW 2ND COURT.
  5. DIRECT ACCESS ONTO NW 117TH STREET IS PROHIBITED.
  6. ALL SHOT DISTANCE TRIANGLES SHALL BE MAINTAINED.
  7. CONSISTENT WITH CCC 40.200.130, MOBILE HOMES ARE NOT PERMITTED ON ANY LOT IN THIS SUBDIVISION.
  8. 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 CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE SURVEY REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
  9. IMPACT FEES FOR LOT 27 SHALL BE PAID AT TIME OF BUILDING PERMIT APPLICATION.
  10. PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOT 3 TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION CREATED WITH THIS PLAT.

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	535.00	191°23'	179.37	N79°16'14"W 178.53
C2	485.00	24°42'38"	200.55	N82°01'18"W 199.00
C3	500.00	24°42'38"	215.64	N82°01'18"W 213.98
C4	500.00	27°30'	17.87	S88°35'06"E 17.87
C5	500.00	27°45'58"	186.89	N89°32'34"W 185.81
C6	500.00	174°10'	11.08	N70°18'07"W 11.08
C7	500.00	191°23'	167.61	S79°16'14"E 166.85
C8	500.00	173°01'18"	151.31	S78°20'06"E 150.73
C9	500.00	157°14'	16.32	S87°58'27"E 16.32



# HERON GROVE

PRELIMINARY APPROVED AS NW 114TH STREET SUBDIVISION  
 LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE  
 NE 1/4 OF THE NW 1/4 OF SECTION 34, T3N, R1E,  
 W.M., CLARK COUNTY, WASHINGTON  
 JULY 2017

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
 APPROVED BY: *[Signature]* DATE: 7/18/17  
 CLARK COUNTY PLANNING DIRECTOR

**COUNTY ASSESSOR**  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "HERON GROVE" PLAT NO. \_\_\_\_\_  
 CLARK COUNTY, WASHINGTON

**CLARK COUNTY COUNCILORS**  
 APPROVED AND ACCEPTED BY THE BOARD OF CLARK COUNTY COUNCILORS,  
 CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

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

**COUNTY AUDITOR**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
 IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_, AT THE REQUEST OF HOLD OPPORTUNITY FUND, 2013, L.P.  
 AUDITOR'S FILE NUMBER: \_\_\_\_\_

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 31 RESIDENTIAL LOTS, 2 TRACTS, AND DEDICATE ROAD RIGHT-OF-WAY AS SHOWN. BEARINGS WERE BASED ON RECOVERED AND VERIFIED CONTROL POINTS ESTABLISHED BY OUR FIRM IN RECORD OF SURVEY BOOK 85 PAGE 191, WHICH PREVIOUSLY ESTABLISHED AND MONUMENTED THE PERMETER BOUNDARY FOR THIS PLAT. PREVIOUS TRIANGULAR NET THE STANDARDS CONTAINED IN WAC 320-130-090.  
 NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY TRIANGULATION FROM THE ABOVE MENTIONED TRIANGULAR. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

**LAND SURVEYOR'S CERTIFICATE**  
 I, CARL A. BEARDS, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF JULY 2015 THROUGH JULY 2017. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREIN CORRECTLY, AND LOT CORNERS SHOWN ON THE PLAT ARE DEPENDED ON THE PLAT.  
*Carl A. Beards* 34127  
 PROFESSIONAL LAND SURVEYOR CERTIFICATE NO.



7/18/17 PAGE 1 OF 2

JOB NAME: NW 114TH STREET	AKS ENGINEERING & FORESTRY, LLC 8000 NE 126TH AVE STE 2520 WALDEN, WA 98087 P: 360.932.0419 F: 360.932.0428 48-1119-0001
JOB NUMBER: 4579	
DRAWN BY: BJA	
CHECKED BY: CAB	
DRAWING NO.: 457902PLAT	ENGINEERING - SURVEYING - NATURAL RESOURCES FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



