

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Oak Meadows LLC  
Terry L. Wollam Sr.  
**DATE:** March 13, 2018  
**REQUESTED ACTION:** Acceptance of Plat Recording - Oak Meadows Estates Subdivision  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the County Manager is the plat for Oak Meadows Estates Subdivision PLD2008-00039, PST2015-00020, and FLD2016-00040

**Project review:** The application vested on July 28, 2008. A pre-application conference was held September 27, 2008. Preliminary approval was issued on October 31, 2008. Post Decision Review approval was issued May 18, 2016. Final Engineering approval was granted July 5, 2017.

**Zoning:** RC-1 zoning district; **Lot Size:** The RC-1 zone has a minimum lot area of one acre and no maximum lot area requirement. **Actual Lot Size:** All parcels are at least one acre.

**X** All lots in this plat meet the minimum requirement of one acre.

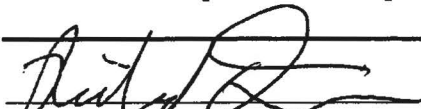
**COMMUNITY OUTREACH**

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 500 feet of the site on August 25, 2008 and September 21, 2015. Notice of the application and hearing were posted on the site by the applicant on September 23, 2008.


**DISTRIBUTION:**

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

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Richard Daviau  
Planner  
Community Development

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Marty Snell  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

**APPROVED:**   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

**DATE:** Mar. 21, 2018

SR# \_\_\_\_\_

**PLAT NOTES:**

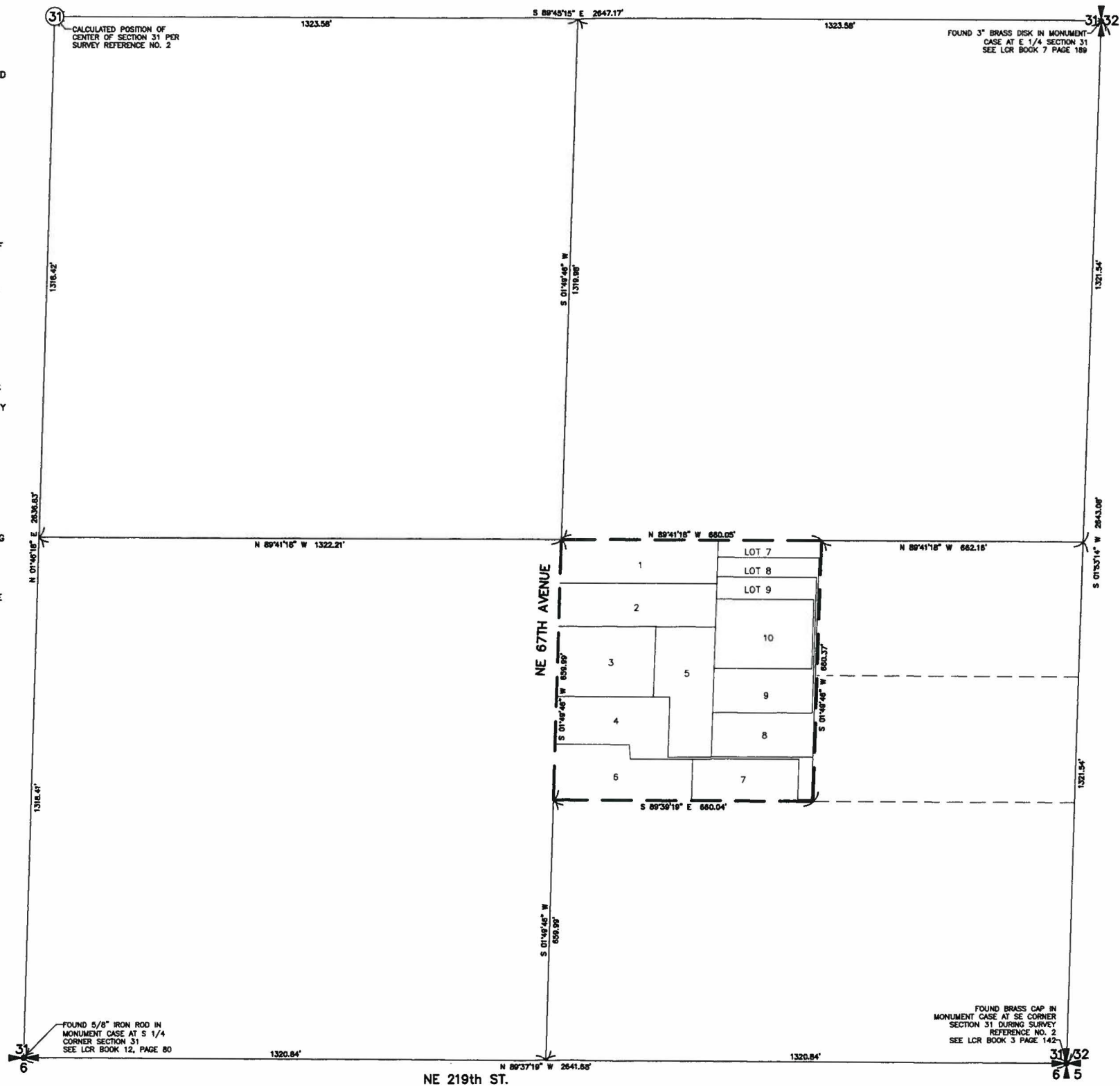
- PER VAR2008-00009, THE FRONT SETBACK FOR LOTS 4 & 5 AND THE STREET SIDE SETBACKS FOR LOTS 2 & 3 OF OAK MEADOWS SUBDIVISION HAVE BEEN REDUCED FROM 25 FEET TO 20 FEET.
- IF ANY CULTURAL RESOURCES AND/OR SKELETAL HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. ANY PERSON WHO DISCOVERS SKELETAL REMAINS MUST ALSO NOTIFY THE CORONER AND LOCAL LAW ENFORCEMENT IN THE MOST EXPEDITIOUS MANNER POSSIBLE. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- IF ANY DEVELOPMENT ACTIVITY OR GROUND DISTURBANCE OCCURS OUTSIDE THE BUILDING ENVELOPES REPRESENTED ON THE FINAL PLAT, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SURVEY WILL BE REQUIRED FOR THE AREA IMPACTED.
- CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONJUNCTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT.
- 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.
- 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 AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, REHEWING, 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.
- THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES OAK MEADOWS HOMEOWNERS ASSOCIATION.
- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG THE LOT FRONTAGES AS APPROVED WITH THE FINAL CONSTRUCTION PLANS FOR THIS DEVELOPMENT (ENG2014-00083).
- LOTS 1 & 2 ARE EXEMPT FROM IMPACT FEES, AS A CREDIT FOR THE TWO EXISTING RESIDENCES THAT WERE REMOVED.
- STORMWATER ACCESS EASEMENT TO CLARK COUNTY FOR INSPECTION PURPOSES.
- THE SEPTIC ENVELOPE FOR LOT 3 IS APPROVED FOR A TWO-BEDROOM RESIDENCE ONLY. PROPOSALS FOR MORE THAN TWO-BEDROOM MUST RECEIVE ADDITIONAL SITE AND DETAILED LAYOUT EVALUATION BY CLARK COUNTY PUBLIC HEALTH.
- THE SEPTIC ENVELOPES ON LOTS 1, 2, 3, 5 & 10 INCLUDE THE REQUIRED 10' BUILDING SETBACK AREA.
- THE OAK MEADOW ESTATES HOME OWNER ASSOCIATION IS RESPONSIBLE FOR THE ON-GOING MAINTENANCE OF THE PLANTINGS IN THE LANDSCAPE BUFFER, IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPE PLAN.

**SURVEY REFERENCES:**

- SIMES SURVEY BOOK 47, PAGE 37
- GLAESER SURVEY BOOK 45, PAGE 7
- LAWSON SURVEY BOOK 1, PAGE 195
- CHARLSON SHORT PLAT BOOK 2, PAGE 36

**DEED REFERENCE:**

GRANTOR: JAIME R. TORRES  
 GRANTEE: TERRY L. WOLLAM, SR. ET. AL.  
 AFN: 4403610  
 DATE: 12-12-07



**OAK MEADOW ESTATES**

**PRELIMINARY APPROVED AS OAK MEADOWS**

A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31  
 T. 4 N., R. 2 E., W. M.,  
 CLARK COUNTY, WASHINGTON  
 SHEET 1 OF 3

**CLARK COUNTY PLANNING DIRECTOR:**

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR

**CLARK COUNTY ASSESSOR:**

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS OAK MEADOW ESTATES  
 PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

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

**CLARK COUNTY MANAGER:**

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

CLARK COUNTY MANAGER \_\_\_\_\_

**CLARK COUNTY ENGINEER:**

CLARK COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**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.

DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR  
 PLS # 37535 DATE \_\_\_\_\_

**CLARK COUNTY HEALTH DEPARTMENT:**

LOTS 1 THRU 10 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND INDIVIDUAL ON-SITE SEPTIC SYSTEMS ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF TERRY WOLLAM  
 AUDITOR'S FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR \_\_\_\_\_

BASS OF BEARING: WASHINGTON SOUTH STATE  
 PLAIN COORDINATE SYSTEM INADDS.  
 SCALE FACTOR 1.00007448  
 SCALE FACTOR 1.00007448  
 AT SE CORNER OF SECTION 31



150 75 0 150 225 300  
 SCALE 1 INCH = 150 FEET

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-23-16.



**MINISTER-GLAESER SURVEYING INC.**  
 2200 E. EVERGREEN BLVD.  
 VANCOUVER, WA 98661  
 (360) 694-3313

JOB NO. 07-323  
 DATE: 03-01-18  
 CALC BY: KLB  
 DRAWN BY: DED  
 CHECKED BY: CSA  
 FILE: 07323.DWG

**OAK MEADOW ESTATES**  
**PRELIMINARY APPROVED AS**  
**OAK MEADOWS**  
 A SUBDIVISION IN A PORTION  
 OF THE SE 1/4 OF THE SE 1/4  
 OF SECTION 31  
 T. 4 N., R. 2 E., W. M.,  
 CLARK COUNTY, WASHINGTON  
 SHEET 2 OF 3

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
  - ⊙ INDICATES DECOMMISSIONED SEPTIC TANK
  - ⊙ INDICATES ABANDONED WELL

- FENCE CALLS:**
- ① WEST END PANEL FENCE N 72°19'57" E, 37.4' FROM CALCULATED CORNER
  - ② EAST END PANEL FENCE 1.6' NORTH OF LINE
  - ③ WEST END ELECTRIC FENCE ON LINE
  - ④ ELECTRIC FENCE 2.3' SOUTH OF LINE
  - ⑤ ELECTRIC FENCE 2.1' SOUTH OF LINE
  - ⑥ ELECTRIC FENCE 4.5' SOUTH OF LINE
  - ⑦ EAST END ELECTRIC FENCE 1.7' SOUTH OF LINE
  - ⑧ WEST END 6' CHAINLINK FENCE 12.4' SOUTH OF LINE
  - ⑨ 6' CHAINLINK FENCE 6.8' SOUTH OF LINE
  - ⑩ 6' CHAINLINK FENCE 3.0' SOUTH OF LINE
  - ⑪ 6' CHAINLINK FENCE 3.7' SOUTH OF LINE
  - ⑫ EAST END 6' CHAINLINK FENCE S 83°40'44" W, 28.4 FROM CALCULATED CORNER

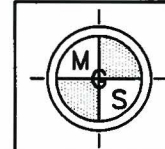
**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	16.00'	93°57'10"	26.24'	S 48°48'21" W	23.38'
C2	38.00'	74°28'58"	50.88'	N 56°33'57" E	47.18'
C3	41.00'	81°22'58"	58.24'	N 48°58'50" W	53.46'
C4	79.00'	134°38'45"	188.65'	S 79°37'45" E	145.79'
C5	41.00'	53°15'50"	38.11'	S 63°40'48" W	38.76'
C6	19.00'	65°33'48"	21.74'	N 57°31'49" E	20.57'
C7	70.00'	53°15'50"	85.07'	S 63°40'48" W	62.76'
C8	49.00'	134°38'45"	115.15'	S 79°37'45" E	90.42'
C9	71.00'	81°22'58"	100.85'	N 48°58'50" W	92.58'
C10	4.00'	56°07'29"	3.92'	S 81°37'33" E	3.76'
C11	30.00'	61°36'06"	32.26'	N 64°21'53" W	30.72'
C12	24.00'	44°40'26"	18.71'	S 72°48'45" E	18.24'
C13	79.00'	63°51'45"	88.05'	S 42°27'22" E	83.57'

**LINE TABLE**

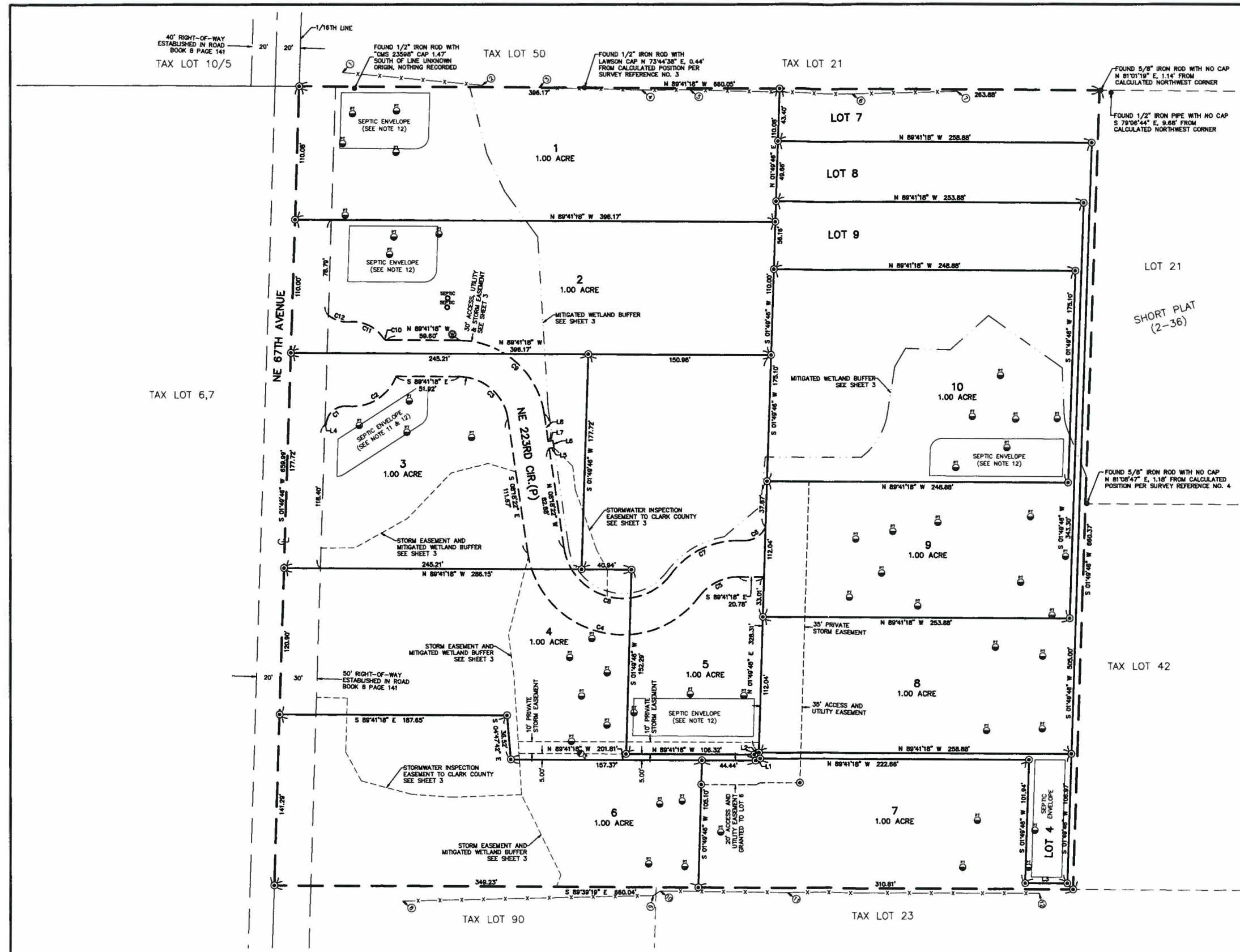
LINE	BEARING	DISTANCE
L1	S 66°04'11" W	4.11'
L2	S 66°04'11" W	4.11'
L3	S 86°38'19" E	35.01'
L4	S 88°10'14" E	0.99'
L5	N 81°41'38" E	4.00'
L6	N 08°18'22" W	6.00'
L7	S 81°41'38" W	4.00'
L8	N 08°18'22" W	22.76'

BASIS OF BEARING: WASHINGTON SOUTH STATE PLANNING SYSTEMS  
 CONVERGENCE ANGLE: 11' 31" 32.01"  
 SCALE FACTOR: 1.00001248  
 AT SE CORNER OF SECTION 31

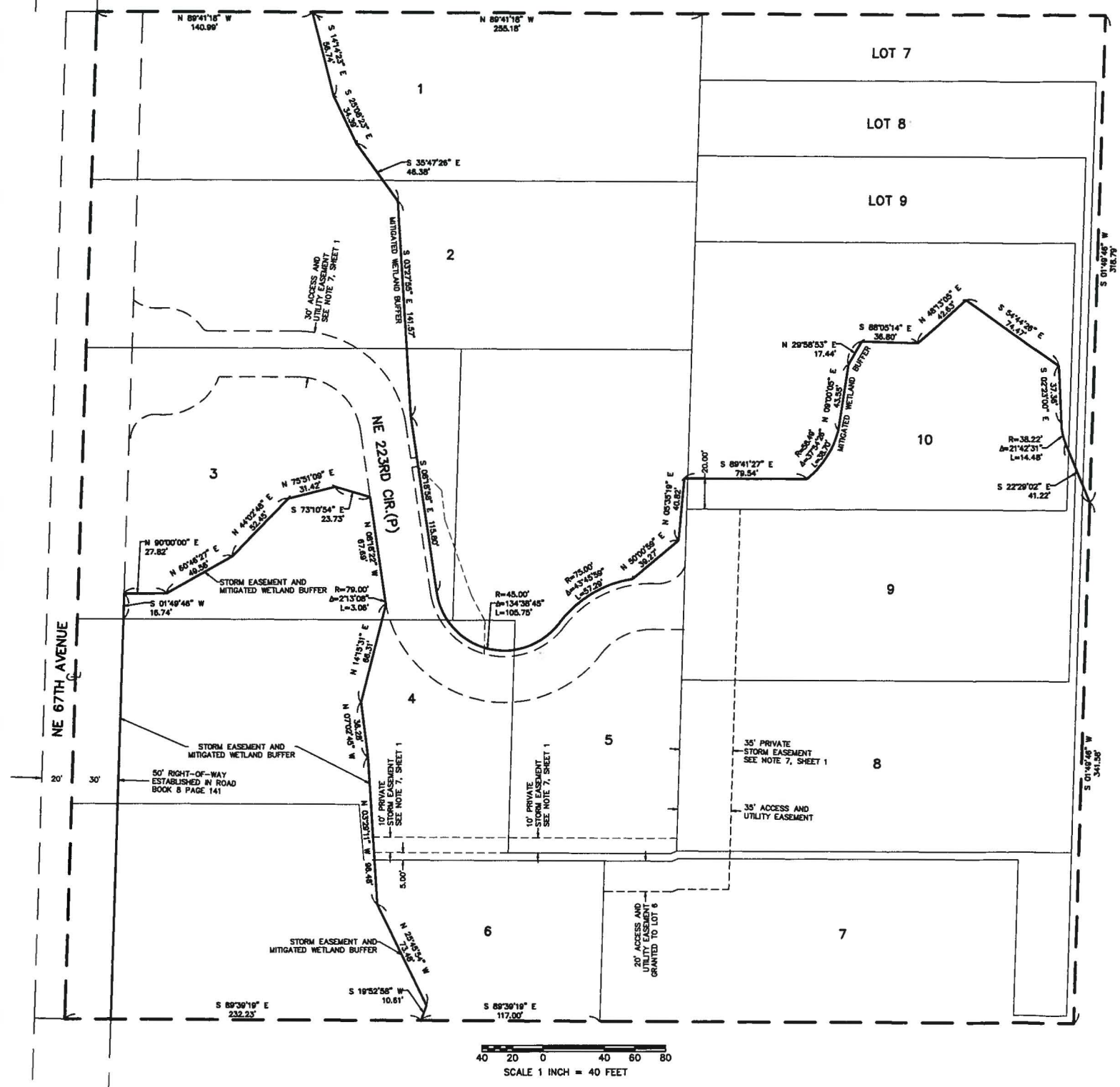


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MITIGATED WETLAND BUFFER & PRIVATE STORMWATER EASEMENT DETAIL

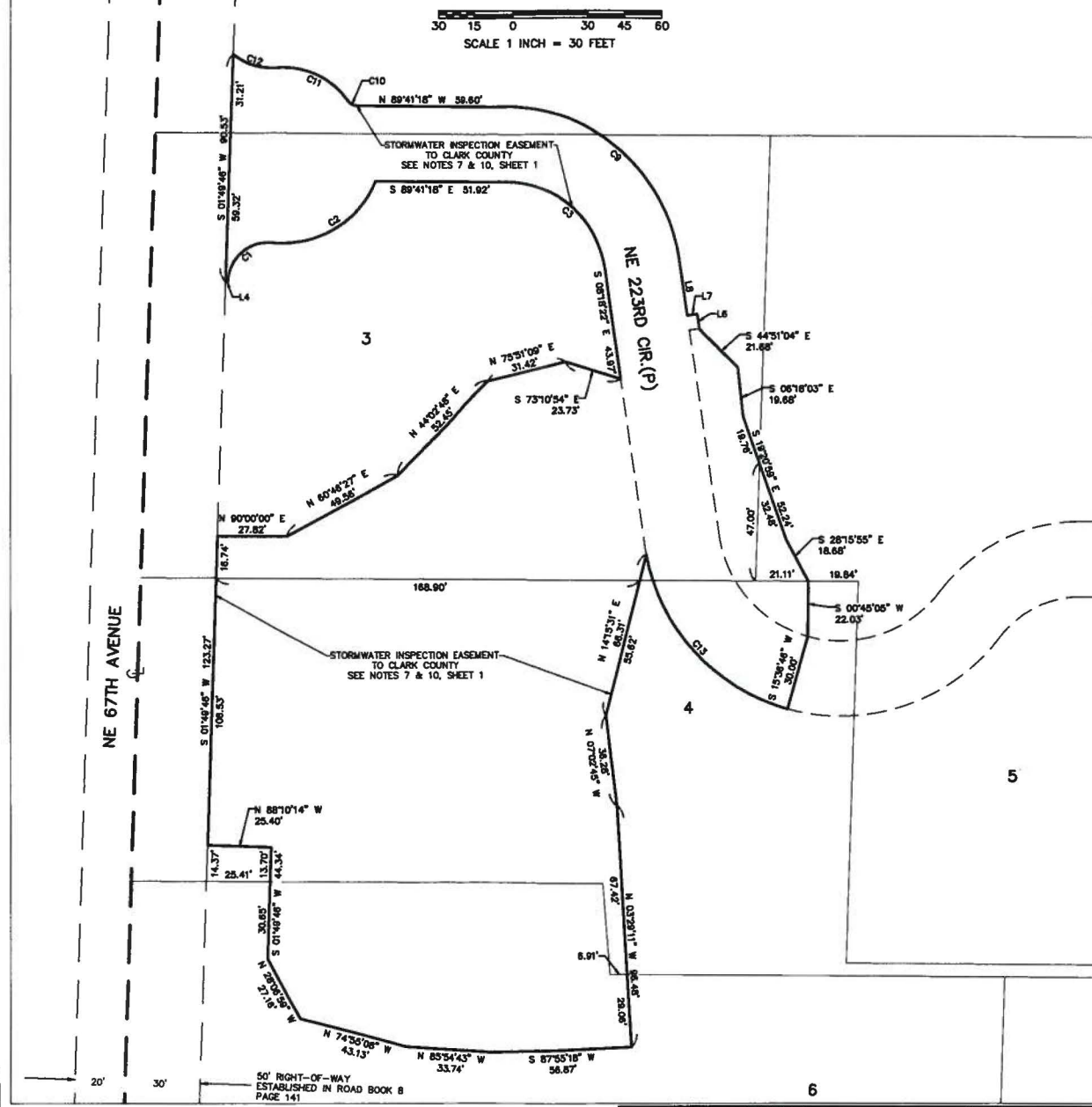


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	18.00'	83°57'10"	28.24'	S 48°48'21" W	23.39'
C2	38.00'	74°25'58"	50.68'	N 58°33'57" E	47.18'
C3	41.00'	81°22'58"	58.24'	N 48°59'00" W	53.46'
C4	79.00'	134°38'45"	185.65'	S 75°37'45" E	146.79'
C5	41.00'	53°15'50"	38.11'	S 83°40'48" E	36.76'
C6	19.00'	85°33'48"	21.74'	N 57°31'49" E	20.57'
C7	70.00'	53°15'50"	65.07'	S 83°40'48" W	82.76'
C8	49.00'	134°38'45"	115.15'	S 75°37'45" E	90.42'
C9	71.00'	81°22'58"	100.85'	N 48°59'50" W	92.58'
C10	4.00'	56°07'28"	3.92'	S 81°37'33" E	3.76'
C11	30.00'	61°38'08"	32.28'	N 84°21'53" W	30.72'
C12	24.00'	44°40'28"	18.71'	S 72°48'45" E	18.24'
C13	78.00'	63°51'45"	88.05'	S 42°27'22" E	83.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°04'11" W	4.11'
L2	S 86°04'11" W	4.11'
L3	S 86°39'19" E	35.01'
L4	S 86°10'14" E	0.99'
L5	N 81°41'38" E	4.00'
L6	N 08°18'22" W	6.00'
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CLARK COUNTY STORMWATER INSPECTION EASEMENT DETAIL

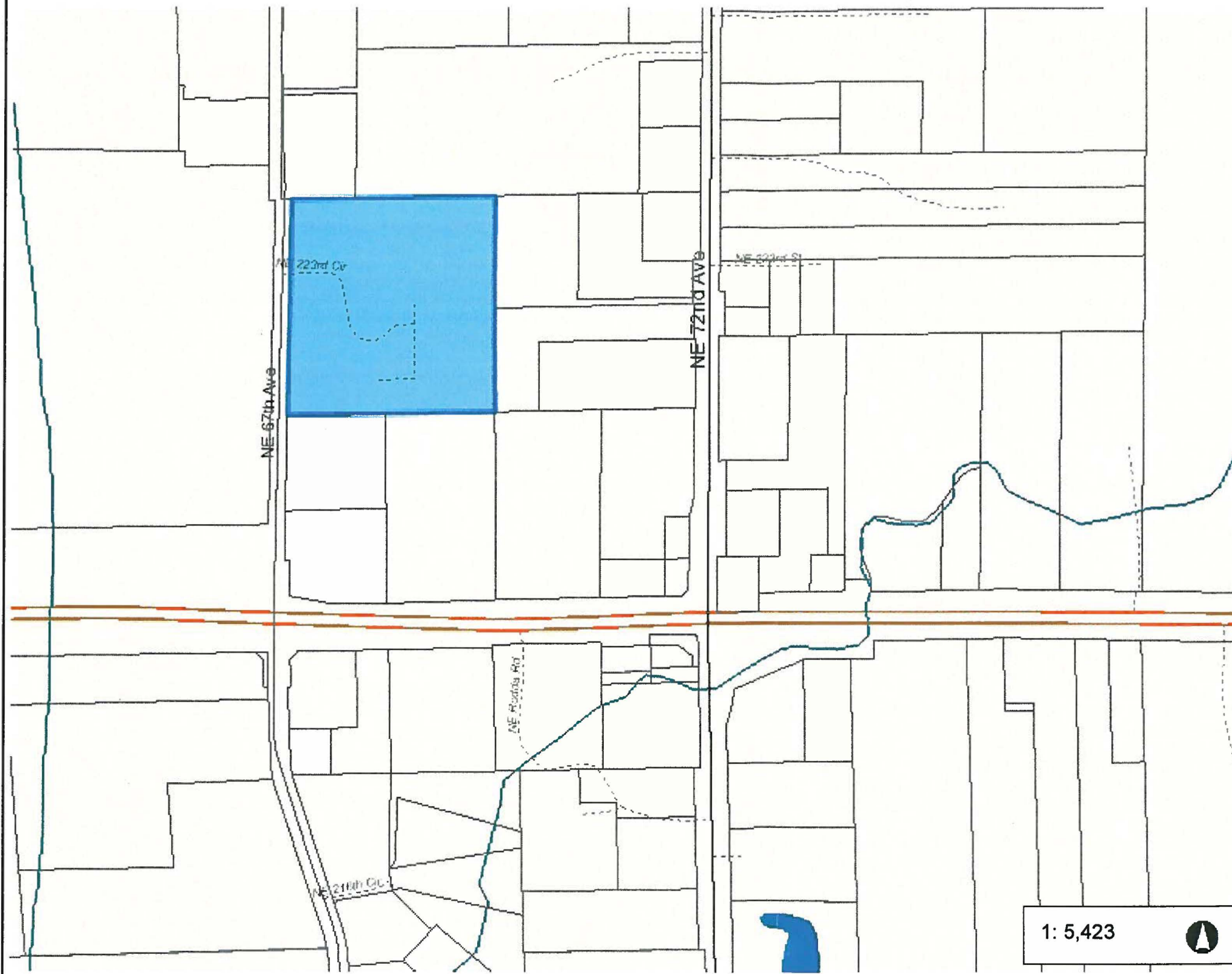


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# OAK MEADOWS SUBDIVISION



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 5,423

903.8 0 451.89 903.8 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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