## CLARK COUNTY STAFF REPORT

DEPARTMENT:	Community Development						
DEVELOPER:	Eclipse, LLC						
DATE:	April 12, 2019						
REQUESTED ACTION:	Acceptance of Plat Recording – Erin's Meadow Subdivision						
	Consent HearingX County Manager						
BACKGROUND Transmitted for acceptance by the County Manager is the plat for Erin's Meadow Subdivision / PLD2016-00013 / FLD2017-00034  Project review: The application contingently vested on February 11, 2016. A pre-application							
conference was held March 3, 2016. Preliminary approval was issued on September 15, 2016. Final engineering approval was granted May 31, 2017.							
<b>Zoning</b> : R1-6 zoning district; <b>Lot Size</b> : The R1-6 zone has a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. <b>Actual Lot Size</b> : The smallest lot on the proposed plan is 5,952 square feet and the largest lot is 9,520 square feet with an average lot size of 7,807 square feet.							
All lots in this plat are above the minimum average lot area of 6,000 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 June 23, 2016. Notice of the application and hearing were posted on the site by the applicant on August 5, 2016.							
DISTRIBUTION:							
Board staff will post all staff reports to The Grid. http://www.clark.wa.gov/thegrid/							
melion Cufes	MAHWIE						
Melissa Curtis	Mitch Nickolds						
Planner Community Development	Director Community Development						

Primary Staff Contact: Harriet Padmore Ext. 5071

Shana Lazzarini Ext. 4993

APPROVED:
CLARK COUNTY, WASHINGTON
COUNTY MANAGER
11-18-19

DATE:	LI-	18	-	19	

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

#### PLAT NOTES:

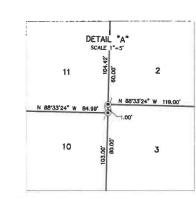
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE MCINITY SHALL CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED, FAILURE TO COMPLY 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 THE STREET FRONTAGES OF ALL LOTS.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND ACCESS EASEMENTS 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 DETRIED 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. DIRECT DRIVEWAY ACCESS ONTO NE 119TH ST IS PROHIBITED.
- ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED PER THE APPROVED AS-BUILT PLANS UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER DRAINS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 6. THE FOLLOWING PARTY IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: ERIN'S MEADOW HOMEOWNER'S ASSOCIATION, A STORMWATER ACCESS & INSPECTION EASEMENT IS GRANTED TO CLARK COUNTY.
- A 20.00' PRIVATE, INGRESS, EGRESS AND UTILITIES EASEMENT TO LOTS 8-11, A 20.00' PUBLIC SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT, AND A 20.00' STORMWATER EASEMENT TO CLARK COUNTY FOR INSPECTION PURPOSES.
- LOT 3 IS EXEMPT FROM IMPACT FEES, AS A CREDIT FOR THE EXISTING RESIDENCE THAT WAS REMOVED.
- TRACT "A" IS A PRIVATE STORMWATER TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, A STORMWATER ACCESS & INSPECTION EASEMENT IS GRANTED TO CLARK COUNTY.
- A CUL-DE-SAC EASEMENT PREVIOUSLY SERVING ERIN'S MEADOW AT THE TERMINUS OF NE 54TH COURT HAS BEEN TERMINATED IN AN INSTRUMENT RECORDED ON SEPTEMBER 27, 2018, UNDER CLARK COUNTY AUDITOR'S NO. 5551358
- THE TEMPORARY TURNAROUND EASEMENT BETWEEN LOTS 5 AND 6 WILL BE AUTOMATICALLY VACATED UPON FUTURE EXTENSION OF NE 54TH COURT AND CONNECTION TO A PUBLIC STREET TO THE SOUTH OR IF ANOTHER APPROVED TURNAROUND IS PROVIDED.

#### LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- "RENTON PLS 57535", SET
- INDICATES CALCULATED POSITION NOTHING SET

#### R.C.W. INDICATES RIGHT-OF-WAY

- INDICATES ABANDONED SEPTIC TANK
- INDICATES DECOMMISSIONED WATER WELL



FOUND 2" BRASS CAP "CLARK COUNTY SURVEYOR"

TRACT "A" 1,317 S.F.

8.873 S.F.

\_ 23,00'

N 88'33'24" W

8,755 S.F.

20' EASEMENT SEE NOTE 7

88'33'24" W 85.01"

8,757 S.F.

N 88"33"24" W 85.03"

8,763 S.F.

10' PRIVATE STORM EASEMENT,-SEE NOTE 6

S 88'34'31" E 205.04"

LOT 02 S.P. (02-956) ASN: 199138005

27.00

FOUND 1/2° REBAR W/ Y.P.C. D. DENN

6' CHAINLINK FENCE ON LINE

6' CHAINLINK FENCE ON LINE

6' BOARD FENCE

T.L. 65 ASN: 199114000

ASN: 199099000

S 88'34'02" F 226.96"

40' EXISTING R.O.W. PER PLAT S.P. BK 2, PAGE 958

6.700 S.F.

N 88'33'24" W 118,00" U

7,140 S.F.

9,520 S.F.

88'33'24" W 119.0

7.140 S.F.

7,140 S.F.

13.90

130.00

30' EXISTING R.O.W. PER PLAT S.P. BK 2, PAGE 956

SEE DETAIL "B

N 88'33'24" W

88"33"24" W 119.00"

7,140 S.F.

5,952 S.F

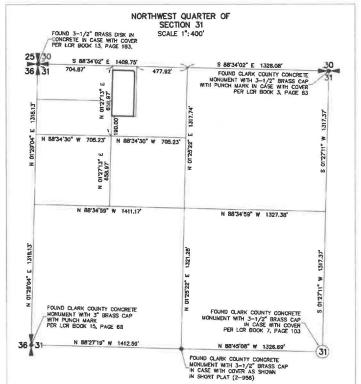
20' EASEMENT, SEE NOTE 7.

N 88'33'24"

NE 119TH ST

15.50%

S 88"34"02" E 184.96



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 03-11-16

# ERIN'S MEADOW

(PRELIMINARY APPROVED AS MORRIS PROPERTY SUBDIVISION) A SUBDIVISION OF LOT 1 OF S.P. BK 2, PAGE 956 LOCATED IN A PORTION OF THE NW 1/4, OF THE NW 1/4 OF SECTION 31 T. 3 N., R 2 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 1

#### CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: PLANNING DIRECTOR CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS FRIN'S MEADOW CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR

#### 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 A. RENTON, PROFESSIONAL LAND SURVEYOR PLS # 37535

04/09/19

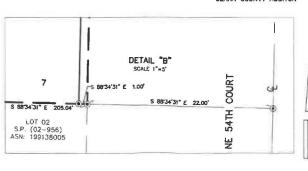
### CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 11 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER

#### AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF OF PLATS, AT PAGE AT THE REQUEST OF ECLIPSE LLC AUDITOR'S FILE NUMBER



1) "VALLEY ESTATES SUBDIVISION", BOOK 311, PAGE 767
2) D. DENNY SURVEY, BOOK 63, PAGE 73
3) RED TON SURVEY, BOOK 69, PAGE 56
4) "MORRIS SHORT PLAT", BOOK 2, PAGE 956

DEED REFERENCE:

S 88'34'02" E 477 92

LINE TABLE

LINE BEARING DISTANCE

L1 N 01"26"36" E 10.50"

L2 N 01"26"36" E 10.00"

CURVE TABLE

CURVE RADIUS DELTA ARC DIST. CHORD BEARING CHORD DIST

CI 19.50' 34'20'27" 11.69' N 74'16'23" E 11.51'

C2 20.00' 33'22'05" 11.65' N 71'52'21" W

LOT 02 S.P. (02-457) ASN: 199085005

S.P. (02-457) ASN: 199085000

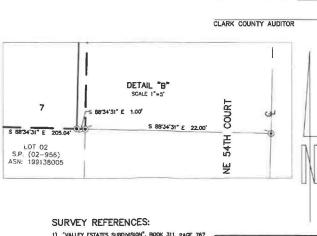
OUND 5/8" REBAR W/ Y.P.C. "LS 5957

GRANTOR: ALEX & EVELYN REED
GRANTEE: DAVID & VIKTORIA MORRIS
AFN: 9509110088
DATE: 09-11-95

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

JOB NO. 16-107 DATE: 04-09-19 CALC BY: CSA DRAWN BY: CSA CHECKED BY: DAR FILE: 16107SUB.DWG

SCALE 1 INCH = 30 FEET



11.48



