

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Spockette Place, LLC
DATE: October 11, 2019
REQUESTED ACTION: Acceptance of Plat Recording – Mirkwood Short Plat
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Mirkwood Short Plat PLD2017-00041; FLR-2019-00059

Project review: The application vested on July 18, 2017. A pre-application conference waiver was granted February 25, 2017. Preliminary approval was issued on December 28, 2017. Final engineering approval was granted March 21, 2019.

Zoning: R1-7.5 Zone **Lot Size:** The R1-7.5 zone has a minimum average lot area of 7,500 square feet and a maximum average lot area of 10,000 square feet except for any lot containing an existing home as it is exempt from the maximum area requirement. **Actual Lot Size:** Parcels range in size from 7,511 square feet to 21,015 square feet; the largest parcel configured around the existing home.

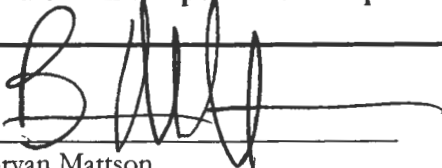
All lots in this plat are above the minimum average area of 7,500 square feet.

COMMUNITY OUTREACH

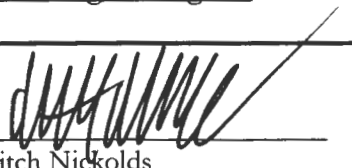
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on August 15, 2017, second notice on November 3, 2017.

DISTRIBUTION:

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



Bryan Mattson
Planner
Community Development



Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore, Ext. 5071
Shana Lazzarini, Ext. 4993
Joe Kinsman, Ext. 4995

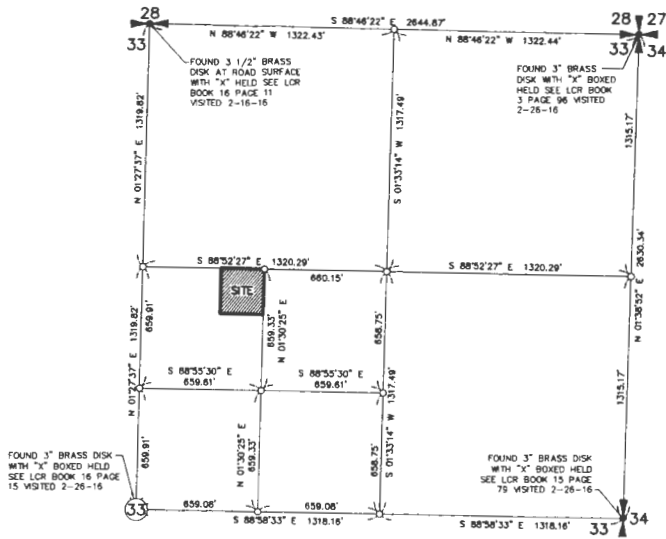
APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 11-20-11

SR# _____

PLAT NOTES:

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS, TRACTS, AND SIX (6) FEET THE TWENTY (20) FEET ACCESS/UTILITY EASEMENT (SEE NOTE 11 AND 12) FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PHASOROUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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 ADJACENT TO PUBLIC STREETS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- PRIVATE STORM EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH AN INSPECTION EASEMENT GRANTED TO CLARK COUNTY WITH THIS PLAT.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY 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.
- ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
- THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORM WATER FACILITIES: MIRRORWOOD HOME OWNER ASSOCIATION.
- ROOF AND DRAIN SPACE DRAINS FOR ALL THE LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY.
- IN ACCORDANCE WITH CCC 40.810, EXCEPT FOR THE 1 LOT DESIGNATED ON THIS PLAT AS WAIVED, 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: VANDOVER SCHOOL DISTRICT (SFD) PARK DISTRICT 9 (PFD) AND HAZEL DELL SUB-AREA (TFS). AS FOUND IN CCC40.810.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 10.00' PRIVATE STORM EASEMENT TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS WITH AN INSPECTION AND MAINTENANCE EASEMENT GRANTED TO THE MIRRORWOOD HOMEOWNERS ASSOCIATION WITH THIS PLAT.
- 20.00' ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1 AND 5 TO BE MAINTAINED EQUALLY BY LOTS 2, 3 AND 4 WITH AN EASEMENT FOR INGRESS, EGRESS MAINTENANCE AND INSPECTION GRANTED TO CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.
- 20' SANITARY SEWER EASEMENT DEDICATED TO CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.



SURVEY REFERENCES:

- HART SHORT PLAT BOOK 2 PAGE 105
- TARE HILLS BOOK W PAGE 92
- HART SHORT PLAT BOOK 2 PAGE 935
- SHORT PLAT BOOK 1 PAGE 367
- HAGEDORN SURVEY BOOK 4 PAGE 170
- SMART SURVEY BOOK 28 PAGE 32
- HAGEDORN SURVEY BOOK 11 PAGE 099
- SHORT PLAT BOOK 1 PAGE 114
- SHORT PLAT BOOK 1 PAGE 115
- COUGAR CREEK HEIGHTS 1 INFILL SUBDIVISION BOOK 311 PAGE 916
- COUGAR CREEK HEIGHTS 8 SUBDIVISION BOOK 311 PAGE 920
- MINISTER SURVEY BOOK 18 PAGE 111

DEED REFERENCE:

- GRANTOR: JACK HARRIS
 GRANTEE: WASHINGTON MUTUAL BANK
 APN: 3645311
 DATE: 5-29-2003
- GRANTOR: JACK HARRIS
 GRANTEE: PHOENIX PLACE LLC
 APN: 5557729
 DATE: 10-22-2016
- GRANTOR: SPOCKETTE PLACE, LLC
 GRANTEE: CLARK COUNTY
 APN: 5653330 D
 DATE: 10-01-2019

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, 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 2-08-18.



BASE OF BEARINGS N 01°27'37\"/>

MIRKWOOD SHORT PLAT

A SHORT PLAT OF LOT 3 OF
 SHORT PLAT 2-105
 IN A PORTION OF THE SW 1/4
 OF THE NE 1/4 OF SECTION 33
 T. 3 N., R. 1 E., W. M., CLARK
 COUNTY, WASHINGTON
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.170, LAWS OF WASHINGTON, 1991, TO BE KNOWN AS: MIRKWOOD SHORT PLAT
 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.

DAVID ALLAN DOHERTY, PROFESSIONAL LAND SURVEYOR. DATE _____
 PLS NO. 35477

CLARK COUNTY HEALTH DEPARTMENT:

- LOTS 1 THRU 5 ARE APPROVED.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 - LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
 - AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.
 - LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

CLARK COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20__
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF SPOCKETTE PLACE, LLC.
 FILE NUMBER _____

CLARK COUNTY AUDITOR _____

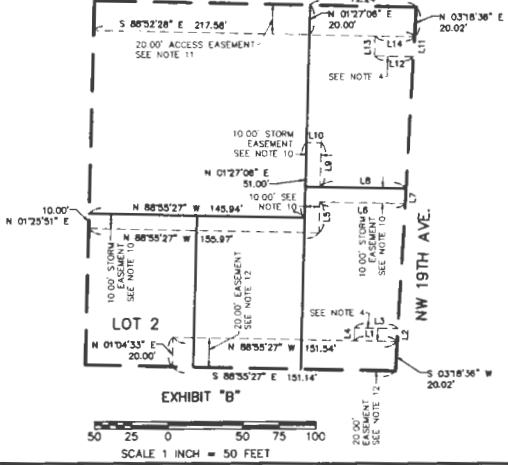
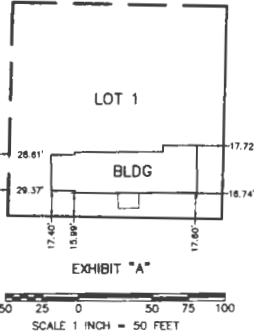
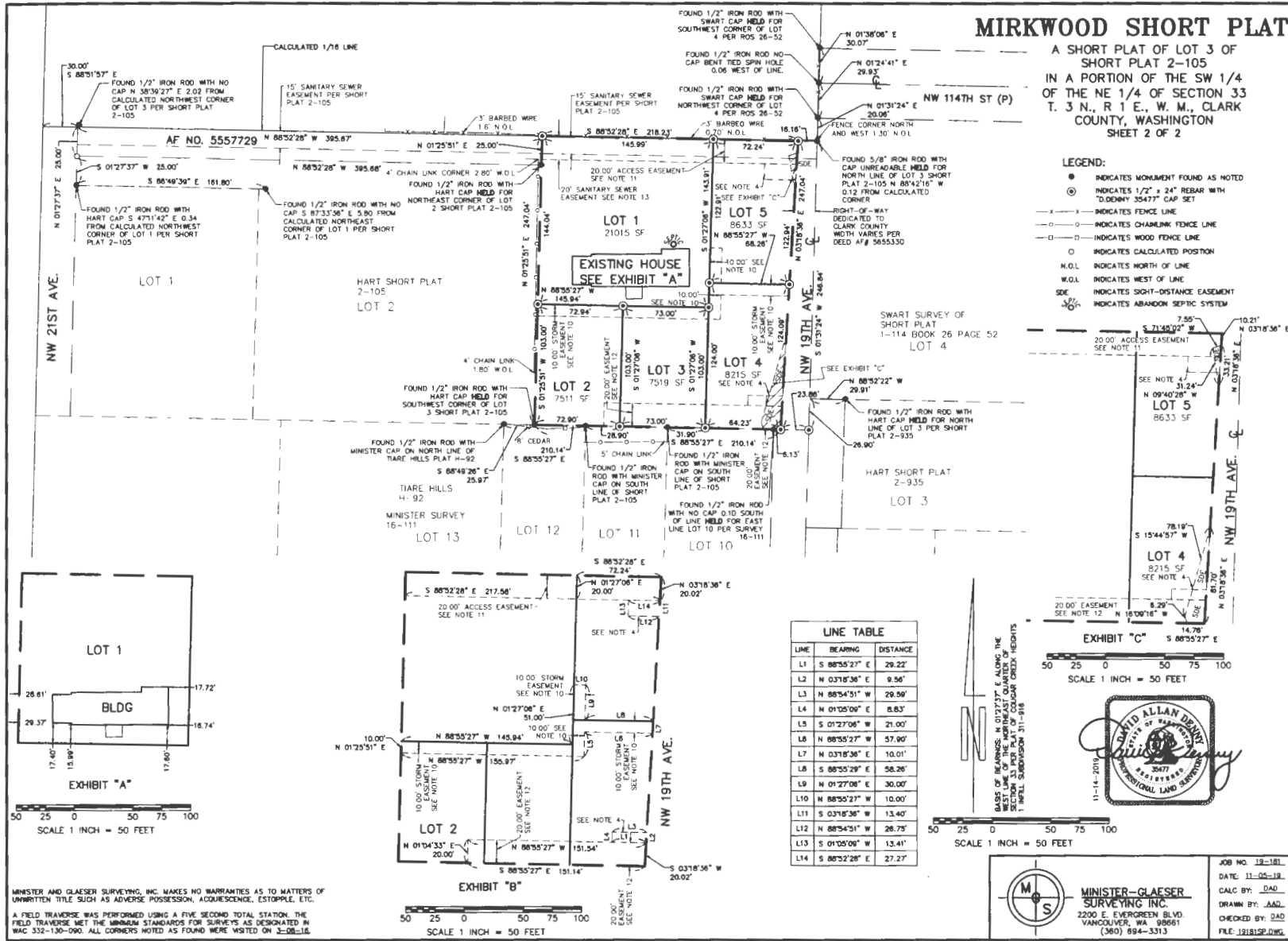
MINISTER-GLAESER SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 894-3313

JOB NO 18-181
 DATE: 11-05-19
 CALC BY: DAD
 DRAWN BY: AAD
 CHECKED BY: DAD
 FILE: 18181SP.DWG

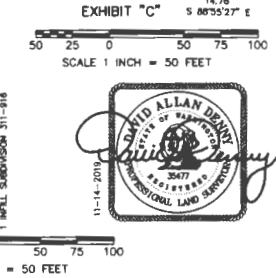
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SHEET 2 OF 2

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH "DODDNEY 35477" CAP SET
 - - - - - INDICATES FENCE LINE
 - - - - - INDICATES CHAINLINK FENCE LINE
 - - - - - INDICATES WOOD FENCE LINE
 - INDICATES CALCULATED POSITION
 - N.O.L. INDICATES NORTH OF LINE
 - W.O.L. INDICATES WEST OF LINE
 - S.O.E. INDICATES SHORT-DISTANCE EASEMENT
 - ⊕ INDICATES ABANDON SEPTIC SYSTEM



LINE	BEARING	DISTANCE
L1	S 88°55'27" E	29.22'
L2	N 03°18'36" E	9.56'
L3	N 88°54'51" W	29.59'
L4	N 01°25'09" E	8.63'
L5	S 01°27'08" W	21.00'
L6	N 88°55'27" W	57.90'
L7	N 03°18'36" E	10.01'
L8	S 88°55'29" E	58.28'
L9	N 01°27'08" E	30.00'
L10	N 88°55'27" W	10.00'
L11	S 03°18'36" E	13.40'
L12	N 88°54'51" W	28.75'
L13	S 01°25'09" W	13.41'
L14	S 88°52'28" E	27.27'



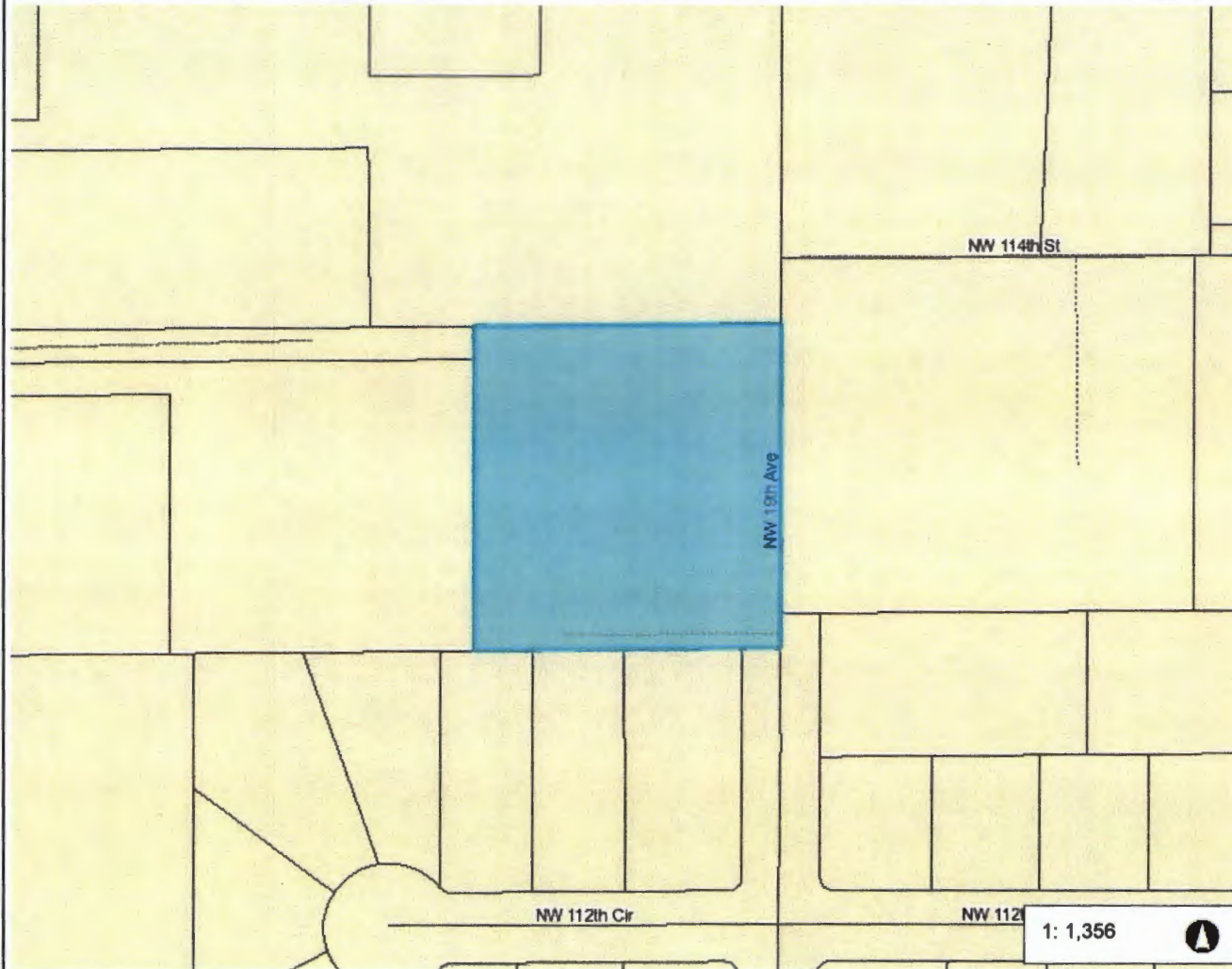
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MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
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JOB NO. 18-181
DATE: 11-05-18
CALC BY: DAD
DRAWN BY: JAGL
CHECKED BY: DAD
FILE: 12181SP.DWG



MIRKWOOD SHORT PLAT



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

225.9 0 112.97 225.9 Feet

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

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1: 1,356

