

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Three G Capital, LLC  
**DATE:** Final Plat Consent Agenda – October 18, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00010 Laurin Meadows Subdivision Phase I  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Laurin Meadows Subdivision Phase I  
FLD2016-00010/ PLD2015-00014

**Zoning:** R1-7.5; **Lot Size:** The minimum average lot area of 7,500 square feet and the maximum average lot area of 10,500 square feet. **Actual Lot Size:** Parcels range in size from 7,500 square feet to 8,794 square feet. **Exceptions:** None; **Project Start:** The application vested on May 13, 2015, Pre-application conference was held March 26, 2015, Final order of Subdivision Review approval was August 10, 2015.

**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the June 2, 2015, and property owners located within 300 feet of the site on June 2, 2015. A notice of hearing was posted on the site on July 6, 2015.

**DISTRIBUTION:**

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

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*Angie Merrill*

Planning Tech,  
Angie Merrill

*Spencer Ang for Marty Snell*  
Director Community Development,  
Marty Snell

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

DATE: Oct-18, 2016

SR 220-16





**PLAT NOTES:**

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. 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.
3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.4350.
4. DIRECT DRIVEWAY ACCESS TO NE 119TH STREET IS PROHIBITED.
5. ALL SIGHT DISTANCE TRIANGLES WITHIN THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL HOMEOWNER.
6. PRIVATE INFILTRATION SYSTEMS FOR THE ROOF AND CRAWL SPACE DRAINS ON EACH LOT SHALL BE CONSTRUCTED PER APPROVED AS-BUILT PLANS AND MAINTAINED BY THE HOMEOWNER ON WHOSE LOT THE SYSTEM IS LOCATED. (UNLESS AN ALTERNATIVE DESIGN IS REVIEWED AND APPROVED BY CLARK COUNTY DEVELOPMENT ENGINEER).
7. IN ACCORDANCE WITH CCC CHAPTER 40.610, EXCEPT FOR LOT 5 WHICH IS DESIGNATED AS EXEMPT, THE FOLLOWING SCHOOL, PARK AND TRAFFIC IMPACT FEES SHALL BE PAID FOR EACH NEW DWELLING IN THIS SUBDIVISION AT OR PRIOR TO THE TIME OF BUILDING PERMIT ISSUANCE: \$5,128 SF (BATTLE GROUND SCHOOL DISTRICT), \$5,800 P/F (\$1,360 FOR ACQUISITION AND \$440 FOR DEVELOPMENT WITHIN PARK DISTRICT 8) AND \$4,496.45 TF (MT VISTA TR SUB-AREA). THESE IMPACT FEES FOR LOTS IN THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED AUGUST 10, 2015 AND EXPIRING ON AUGUST 10, 2018. IMPACT FEES FOR PERMITS APPLIED FOR AFTER THIS EXPIRATION DATE SHALL BE RECALCULATED AND ASSESSED USING THE THEN-CURRENT REGULATIONS AND FEE SCHEDULE.
8. IN ACCORDANCE WITH CCC 40.260.130 MOBILE HOMES ARE NOT PERMITTED ON ANY LOT IN THIS SUBDIVISION.
9. 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 VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
10. TRACTS A & B ARE DEDICATED FOR PUBLIC STORM FACILITIES TO BE OWNED AND MAINTAINED BY CLARK COUNTY PUBLIC WORKS.
11. 10' PRIVATE SANITARY LATERAL EASEMENT GRANTED TO LOT 1 OF SHORT PLAT (2-847) WITH THIS PLAT.
12. 10' PRIVATE STORMWATER EASEMENT GRANTED TO LOTS 27-29 WITH THIS PLAT.

**SURVEY REFERENCES:**

- 1) HAZEDORN SURVEY, BK 18, PG 07
- 2) SHORT PLAT BK 2, PG 245
- 3) SHORT PLAT BK 2, PG 506
- 4) SHORT PLAT, BK 1, PG 770
- 5) SHORT PLAT, BK 2, PG 315
- 6) SHORT PLAT, BK 2, PG 318
- 7) OLSEN SURVEY, BK 10, PG 127
- 8) "VALLEY ESTATES" SUBDIVISION, BK 311, PG 767

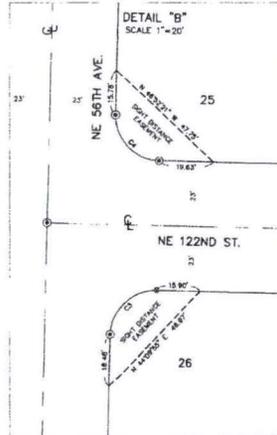
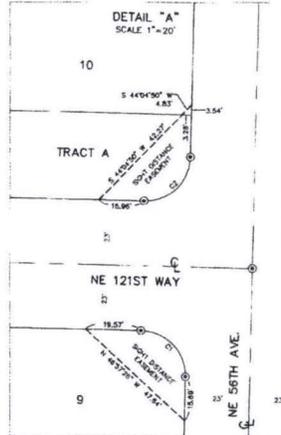
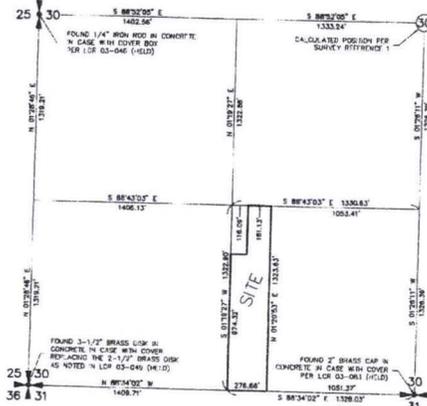
**DEED REFERENCE:**

GRANTOR: LAWRENCE W. HILBERG & RANDOLPH A. HILBERG  
 GRANTEE: THREE G CAPITAL, LLC  
 AFN: 5235470  
 DATE: 11-25-15

**LEGEND:**

- INDICATES MONUMENT FOUND AND HELD UNLESS OTHERWISE NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (RENTON - 37535) CAP SET
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 37535 SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 37535 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
- INDICATES CALCULATED POSITION NOTHING SET
- Ⓢ INDICATES ABANDONED SEPTIC TANK
- R.O.W. INDICATES RIGHT-OF-WAY
- S.D.E. INDICATES SIGHT DISTANCE EASEMENT

**QUARTER SECTION**  
SCALE 1"=400'



**Laurin Meadows Phase 1 Subdivision**

PRELIMINARY APPROVED AS HILBERG SUBDIVISION

A SUBDIVISION LOCATED IN A PORTION OF THE SE 1/4, OF THE SW 1/4 OF SECTION 30 T. 3 N., R. 2 E., W. M., CLARK COUNTY, WASHINGTON SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:  
 APPROVED BY: *Gregory Smith for Marty Swell* DATE: \_\_\_\_\_

CLARK COUNTY ASSESSOR:  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS LAURIN MEADOWS PHASE 1 SUBDIVISION. PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

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

CLARK COUNTY COUNCILORS:  
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_ CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS  
 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* 09/30/16  
 DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR  
 PLS # 37535 DATE: \_\_\_\_\_

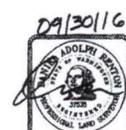
**CLARK COUNTY HEALTH DEPARTMENT:**  
 LOTS 1-12 AND 18-26 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

*Carla P. Souders, R.S.* 10/14/16  
 CARLA P. SOUDERS, R.S. COUNTY HEALTH OFFICER DATE: \_\_\_\_\_

**AUDITOR'S CERTIFICATE:**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_ THREE G CAPITAL, LLC  
 AUDITOR'S FILE NUMBER \_\_\_\_\_

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

BASES OF BEARINGS: N 89°41'02" W ALONG THE BOUNDARY LINES OF THE PLAT AS SHOWN. FOUND AS NOTED. NAD83(2011) (PROJ. 2010.0000). WASHINGTON STATE PLANE COORDINATE SYSTEM. SOUTH ZONE, U.S. SURVEY FEET.



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

JOB NO. 15\_072  
 DATE: 09-29-15  
 CALC BY: CSA  
 DRAWN BY: GEA  
 CHECKED BY: ESB  
 FILE: 15075.DWG

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, 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 03-09-15.

**LAURIN MEADOWS  
PHASE 1 SUBDIVISION**  
PRELIMINARY APPROVED AS  
HILBERG SUBDIVISION

A SUBDIVISION LOCATED IN A PORTION  
OF THE SE 1/4 OF THE SW 1/4  
OF SECTION 30  
T. 3 N., R. 2 E., W. M.,  
CLARK COUNTY, WASHINGTON  
SHEET 2 OF 2

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	16.00'	90°00'00"	25.13'	N 43°30'00" W	22.63'
C2	16.00'	90°00'00"	25.13'	N 48°20'00" E	22.63'
C3	16.00'	90°00'00"	25.13'	S 48°23'00" W	22.64'
C4	16.00'	90°00'00"	25.11'	S 43°30'00" E	22.61'
C5	16.00'	90°00'00"	25.15'	S 48°18'00" W	22.64'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°12'11" W	34.63'
L2	S 01°50'53" W	16.44'
L3	N 07°03'54" E	26.92'
L4	N 07°03'54" E	13.30'
L5	N 07°03'54" E	40.10'
L6	N 04°21'48" W	40.10'
L7	N 02°21'48" W	12.50'
L8	N 04°21'48" W	27.61'
L9	N 01°20'53" E	16.43'
L10	S 47°32'24" E	34.63'

LEGEND:

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- R.O.W. INDICATES RIGHT-OF-WAY
- S.D.E. INDICATES SIGHT DISTANCE EASEMENT

BASES OF BEARINGS N 89°41'00" W ALONG THE SOUTH LINE OF SECTION 30, BETWEEN MONUMENTS WASHINGTON STATE PLAIN AND COAST RANGE SOUTH ZONE, U.S. SURVEY FEET



SCALE 1 INCH = 40 FEET

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

JOB NO. 15-025  
DATE: 02-23-16  
CALC BY: CSA  
DRAWN BY: CSA  
CHECKED BY: DAR  
FILE: 15025.DWG

