RESOLUTION NO. 19-0479

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEOOOD, WASHINGTON, APPROVING THE MAPLE GROVE FINAL PLAT, LOCATED NE OF 27TH ST E., AND 87TH AV CT E., EDGEOOOD WASHINGTON.

WHEREAS, July 10, 2015, an application was submitted to the City for a preliminary plat to subdivide 3.77 acres into eight (8) single-family lots. The site is zoned Single-Family 3 (SF-3), located at 8711-8841 27th Street East, and 2555-2625 87th Avenue Court East, Edgewood Washington; and

WHEREAS, the City issued a Mitigated Determination of Nonsignificance (MDNS) on July 25, 2016, with 37 mitigating conditions, and there were no appeals to the MDNS; and

WHEREAS, on August 25, 2016, the Hearing Examiner held a hearing on the preliminary plat, and on September 13, 2016, the Hearing Examiner granted preliminary plat approval for eight (8) single family lots, subject to fifty (50) conditions; and

WHEREAS, the site development permit for the subdivision infrastructure was submitted to the City on March 6, 2017, and permit number 17-1098 was approved on July 31, 2017, and issued to the applicant on March 15, 2018; and

WHEREAS, the City of Edgewood issued the City Engineer’s Certificate of Improvements Project 17-1098 on July 30, 2019 documenting the completion of the required infrastructure improvements through construction and minor bonding subject to conditions; and

WHEREAS, on August 7, 2019, an application was submitted to the City for final plat approval and was deemed complete on September 24, 2019, and

WHEREAS, the final plat application has been reviewed by relevant City departments in a staff report dated October 17, 2019 and attached as Exhibit B, and City staff determined the applicant has met the criteria for final plat approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEOOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Final Plat Approval. The City Council of Edgewood finds that the conditions of preliminary plat approval for the Maple Grove Estates Subdivision final plat have been met and the requirements for recording the final plat have been met and hereby adopts the findings of fact as set forth in the Staff Report dated October 17, 2019, attached hereto as Exhibit B and incorporated herein by this reference. The final plat of the Maple Grove Estates Subdivision is APPROVED, subject to completion of the bonded sidewalks and landscaping as identified in Exhibit B, and staff and the Mayor are authorized to inscribe and execute the Council’s approval
on the face of the plat. The original of the plat shall be filed for record by the City at the applicant’s cost with the Pierce County Auditor’s office.

Section 2. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 3. Effective Date. This resolution will take effect immediately upon passage by the City Council

PASSED THIS 12TH DAY OF NOVEMBER, 2019

Daryl Eidinger, Mayor

ATTEST:  
Rachel Pitzel, City Clerk

APPROVED AS TO FORM:  
Ann Marie J. Soto, Interim City Attorney
Exhibit A

The Maple Grove Final Plat
DEDICATION

WE THE UNDERSIGNED, ATTEST THAT WE ARE THE OWNERS IN THE WHOLE OF THE LAND REPRESENTED ON THIS PLAT AND THAT THIS SURVEY HAS BEEN MADE IN CONFORMITY AND ACCORDANCE WITH OUR DESIRES.

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DEED THESE LOTS TO THE PURCHASERS THEREOF, ALL RISKS ARE PRESENT AND ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNERS SHALL HAVE AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSE NOT INCIDENT TO ITS USE AS A ROADWAY, OVER AND ACROSS ALL THE PRIVATE ROADS SHOWN ON THIS PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY NECESSARY CUTS AND FILLS UPON THE LOTS IN THE ORIGINAL REASONS OF GRADING OF THESE ROADS. THESE STREETS AND ROADS ARE PRIVATE AND WILL NOT BE DEDICATED TO THE CITY OF EDGEGROVE-UNITED, SUCH TIME AS THEY ARE CONVEYED TO THE CITY OF EDGEGROVE-UNITED, AND AT SUCH TIME AS THE CITY OF EDGEGROVE-UNITED DESIRES TO ACCEPT THEM.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND-HABITUAL SURFACE WATER WERE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, ANY PERSON OR ENTITY DESCRIBED HEREIN, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF EDGEGROVE, ITS SUCCESSORS, OR ASSIGNS, WHICH MAY BE OCCASIONED BY THE EASEMENT, CREATION, OR MAINTENANCE OF ROADS AND/OR SUBURBAN SYSTEMS WITHIN THE SURVEYED PROPERTY.

FURTHERMORE, WE UNDERSIGNED OWNERS OF THE INTERESTS IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEEDS THE SAME AS A COMMON INTEREST COMMUNITY AND MAPLE GROVE ESTATES, A PLAT COMPLIANCE AS THAT IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLO IN THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS INSTRUMENT OF AND RECORDED WITH THE ADJOINING OF COMMONS FOR MAPLE GROVE ESTATES RECORDERED UNDER PIERCE COUNTY RECORDS.

WE DEDICATE TO HT. VEEN-EDGEGROVE WATER COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSIONS, ASSIGNS, CONTRACTORS, THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND UNRESTRICTED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF WATER LINES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

MAPLE GROVE ESTATES, LLC
A WASHINGTON LIMITED LIABILITY CORPORATION
BY:

APPROVALS

CITY OF EDGEGROVE PLAT NO. 4939

CITY OF EDGEGROVE AGENCY APPROVAL

APPROVED AS TO DESCRIPTIVE AND ALL TERMS OF THE PLAT OF THE PRELIMINARY APPROVAL OF THE MAP.

APPROVED THIS _______ DAY OF ____________ , 20__.

COMMITTEE DEVELOPMENT DIRECTOR

CITY ENGINEER

APPROVED AS TO THE LAYOUT OF THE STREETS, ALLEYS, AND OTHER RIGHTS OF WAY, DESIGN OF STORM- SEWER SYSTEMS, AND OTHER STRUCTURES.

APPROVED THIS _______ DAY OF ____________ , 20__.

PUBLIC WORKS DIRECTOR

CITY OF EDGEGROVE COUNCIL APPROVAL

Pursuant to resolution, the Edgegrove City Council finds this plat conforming to all terms of its Preliminary Approval, Applicable State and Local Laws and the Edgegrove Municipal Code and hereby authorizes the Mayor to execute its written approval on the face of this plat.

APPROVED THIS _______ DAY OF ____________ , 20__.

CITY OF EDGEGROVE MAYOR

ASSORSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN COLLECTED.

ASSESSOR/REASSESSOR

PIERCE COUNTY, WASHINGTON

TACOMA-PIERCE COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS DETERMINE ALL CONDITIONS THE USE OF SEPTIC TANKS AND COMMUNITY DRAINFIELD SERVICE DISPOSAL FOR ALL LOTS WITHIN THIS PLAT. PROSPECTIVE PURCHASERS OF THE LOTS MUST NOTE SEPTIC DISPOSAL REQUIREMENTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

DEPARTMENT OF ENVIRONMENTAL QUALITY

AUDITOR

FILED FOR RECORD THIS ____ DAY OF ____________ , 20__ AT ______ MONITORS PAST O'CLOCK __ M.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE MENTIONED.

NOTARY PUBLIC AT PIERCE COUNTY

PRINTED NAME: ____________

M. ____________

STATE OF WASHINGTON

COUNTY OF PIERCE

ON THIS _______ DAY OF October, 20__, BEFORE ME, DON NELSON, A NOTARY PUBLIC, PERSONALLY APPEARED THE ----------- (Print Name), TO DETERMINE TO THE PeRsonALITY OF MAPLE GROVE ESTATES, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, AND AS REPRESENTATIVE OF THE CORPORATION, TO EXECUTE THE FOREGOING SURVEY, ENTITLED, AND TO EXECUTE THE INSTRUMENTS OF THE COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF October, 20__.

NOTARY PUBLIC AT THE STATE OF WASHINGTON

M. ____________

STATE OF WASHINGTON

COUNTY OF PIERCE

ON THIS _______ DAY OF October, 20__, BEFORE ME, DON NELSON, A NOTARY PUBLIC, PERSONALLY APPEARED THE ------------ (Print Name), TO DETERMINE TO THE PERSONALITY OF MAPLE GROVE ESTATES, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, AND AS REPRESENTATIVE OF THE CORPORATION, TO EXECUTE THE FOREGOING SURVEY, ENTITLED, AND TO EXECUTE THE INSTRUMENTS OF THE COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF October, 20__.

NOTARY PUBLIC AT THE STATE OF WASHINGTON

M. ____________

STATE OF WASHINGTON

COUNTY OF PIERCE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS E. BATTI IS THE PERSON WHO APPEARED BEFORE ME IN THE PRECEDING INSTRUMENT, AND ADMIRED TO IT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _______ DAY OF October, 20__.

NOTARY PUBLIC AT THE STATE OF WASHINGTON

M. ____________

C.C.R. S/A.F.N.:
LEGAL DESCRIPTION

(A TITLE AND AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. 20091315 DATED SEPTEMBER 27, 2016)

PARCEL A
LOT 3, PIERCE COUNTY SHORT PLAT NO. 8009170518, ACCORDING TO SHORT PLAT RECORDED SEPTEMBER 17, 1996, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B
A NON-EXCLUSIVE EASEMENT FOR DREEST AND DREEST AS DESIGNATED ON PIERCE COUNTY SHORT PLAT NO. 8009170518, ACCORDING TO SHORT PLAT RECORDED SEPTEMBER 17, 1996, RECORDS OF PIERCE COUNTY, WASHINGTON.

TITLE EXCEPTIONS

1. TRADING WATER.
2. NON-SURVEY WATER.
3. NON-SURVEY WATER.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
   RECORDED IN RECORDED: 20211113
   IN FAVOR OF: SURVEYOR
   FOR: UTILITIES (AS SHOWN)

5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
   RECORDED IN RECORDED: 20211672
   IN FAVOR OF: INITIAL OWNERS
   FOR: DREEST AND DREEST (AS SHOWN)

6. ANY AND ALL OFFERED DEEDS, CONSIDERATION, CONDITIONS, RESTRICTIONS, EASMENTS, BOUNDARY DISCONCERENCES OR ENCUMBRANCES, NOTES AND/OR PROOFS SHOWN OR DISCLOSED BY SHORT PLAT RECORDED SEPTEMBER 17, 1996, RECORDS OF PIERCE COUNTY, WASHINGTON.

APPEARED FOR INSTRUMENT RECORDED UNDER RECORD NO. B02110000.

7. CONVEYANCES, EDITIONS, RESTRICTIONS AND/OR EASMENTS; BUT PRESENT ANY CONDITION, CONDITION OR RESTRICTION INDICATING A PRIVILEGE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELICION, SEX, MARITAL, FAMILY OR SOCIAL, OR NATIONAL ORIGIN FOR THE EXTENT SATISFACTORY

CONVEYANCE CONDITIONS, EASMENTS OR RESTRICTIONS VIOLATE TITLE 43, SECTION 304(c), OF THE UNITED STATES CODE.

RECORDED IN RECORDED: 20100130000

8. ROAD MAINTENANCE PROVISIONS, AND THE TERMS AND CONDITIONS THEREOF, CONTAINED IN INSTRUMENT:
   RECORDED IN RECORDED: 200712000016 (PERFECTS TO ROAD MAINTENANCE OF 27TH STREET EAST)

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
   RECORDED IN RECORDED: 200712000011
   IN FAVOR OF: LOTS 2 AND 4
   FOR: SEPTIC AND GRANFIELD (EASEMENT ACROSS LOT 3 FOR THE BENEFIT OF LOT 4)

10. ROAD MAINTENANCE PROVISIONS, AND THE TERMS AND CONDITIONS THEREOF, CONTAINED IN INSTRUMENT:
    RECORDED IN RECORDED: 200609000007 (PERFECTS TO ROAD MAINTENANCE OF 81TH AVE CT E)

11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDED IN RECORDED: 200512200000
    IN FAVOR OF: LOTS 2 AND 4
    FOR: SEPTIC AND GRANFIELD

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
    RECORDED IN RECORDED: 200312000000
    IN FAVOR OF: DIVERGENT ENERGY, INC., A WASHINGTON CORPORATION
    FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM

NATURES

1. THE ARTICLES OF INCORPORATION FOR THE MAPLE GROVE ESTATES HOMEOWNERS ASSOCIATION IS ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.

2. TRACT "A" IS A PRIVATE COMMUNITY SEPTIC GRANFIELD TRACT. TRACT "B" IS A PRIVATE STORM TRACT.

3. TRACT "C" IS A WETLAND AND WETLAND BUFFER TRACT.

4. THE MAPLE GROVE ESTATES HOMEOWNERS ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACTS "B", "C".

5. STORM WATER MAINTENANCE AGREEMENT.

SURVEYOR'S NOTES

PRIMARY SURVEY CONTROL POINTS AND ACCESSIBLE NON-PRIVATE PROPERTY WERE FIELD MEASURED UTILIZING LIDAR-GPS EQUIPMENT. IMPORTANT POINTS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL NETWORK AS WELL AS THE LOCATION OF SITE FEATURES UTILIZED IN THE ELECTRONIC TOTAL STATION FOR THE MEASUREMENT OF 200 METERS AND DISTANCES.

THIS SURVEY METS OR EXCEEDS ACQUISITION REQUIREMENTS CONTAINED IN W.A.C. 336.13.090.
Staff Report and Recommendation
Maple Grove Subdivision Final Plat Approval

To: Edgewood City Council
From: Kristin Moerler, Senior Planner
Date: October 17, 2019
Subject: Final Plat Approval for Maple Grove Subdivision

NAME OF SUBDIVISION: Maple Grove Subdivision

NUMBER OF LOTS: Eight (8) single family residential lots

CITY FILE NUMBER: 19-1388

CITY FILE NUMBER AND NAME FOR PRELIMINARY PLAT APPROVAL:
4939 Maple Grove Subdivision

City File Number and Name for Site Development Permit Approval:
17-1098 Maple Grove Site Development

LOCATION: 8711-8841 27th Street East, and 2555-2625 87th Avenue Court East Edgewood, WA 98372

TAX PARCEL: 0420097014

APPLICANT/ PROPERTY OWNER: Don Nelson, Maple Grove Estates LLC

LEGAL DESCRIPTION: Parcel A: Lot 3, Pierce County Short Plat No. 8009170158, according to Short Plat recorded September 17, 1980, records of Pierce County, Washington. Parcel B: A non-exclusive easement for ingress and egress as delineated on Pierce County Short Plat No. 8009170158, according to Short Plat recorded September 17, 1980, records of Pierce County, Washington.

ZONING: Single Family 3 (SF-3)

COMPREHENSIVE PLAN DESIGNATION: Single Family Moderate
**Critical Areas:** A category 3 wetland occurs at the eastern edge of the site. Tract C contains the portion of the wetland occurring onsite and associated buffer.

**SEPA:** The City of Edgewood issued a Mitigated Determination of Nonsignificance (MDNS) on July 25, 2016, and there were no appeals to the MDNS.

**Preliminary Plat Approval:** The City of Edgewood Hearing Examiner granted preliminary approval subject to fifty (50) conditions on September 13, 2016.

**Final Plat Application:** Application was received on August 7, 2019. The City deemed the application complete on September 24, 2019. The City requested additional information related to project completion and satisfaction of conditions needed to support approval of the final plat on October 8, 2019.

The applicant submitted revised materials for review on October 11, 2019. Minor revisions and clarifications were requested on the 14th of October. The revised final plat map and CC&R document was accepted by staff on November 6, 2019. The final signed CC&R document and fully executed Final Plat Map have been submitted to the City so that the project may record following Council approval.

**Attachments:**
1. The City of Edgewood Engineer’s Certificate of Completion dated July 30, 2019
2. Resolution No. 19-xxxx
3. Final Plat Map attached as Exhibit A to Resolution No. 19-xxxx

**I. APPROVAL PROCESS**
The final plat is reviewed by staff for conformance with preliminary plat approval conditions and all applicable laws and regulations. In this report, City staff is submitting written findings and a recommendation to the City Council for final plat approval.

Pursuant to EMC Section 16.04.160 and RCW 58.17.170(1), "when the legislative body of the city . . . finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval and that said subdivision meets the requirements of chapter 58.17 RCW, other applicable state laws and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat."

**II. PROJECT ANALYSIS**
The proposed subdivision is determined by staff to meet the criteria established in the Edgewood zoning and subdivision ordinances, the City of Edgewood Comprehensive

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1 This Certificate issued for Maple Grove erroneously listed June 30, 2019, but was actually issued on July 30, 2019 to the applicant.
Plan, and to be generally consistent with the requirements and conditions of the preliminary plat approval.

A. Conformance with the City of Edgewood Zoning Ordinance (EMC Title 18)
The zoning designation of the property is Single Family 3 (SF-3). The preliminary plat approval details the project’s compliance with the zoning designation applicable to the site. The project includes eight (8) single family residential lots. All lots generally have sufficient building area to accommodate a reasonably sized, single-family residential home. The building permit process will include review of zoning provisions applicable to the individual lot development and assure compliance.

B. Conformance with the City of Edgewood Subdivision Ordinance (EMC Title 16) and Issuance of the Hearing Examiner’s conditions of approval.
The applicant submitted a final plat application in conformance with 16.04.100-16.04.180. Staff finds the proposed subdivision conforms to EMC Title 16.

C. Conformance with the Comprehensive Plan
The Comprehensive Plan designation of the property is Single Family Moderate. Allowed uses in the Single-Family Moderate designation includes single family detached dwelling units and compatible uses. The maximum number of allowable dwelling units in the Single-Family Moderate is three (3) dwelling units per acre. Staff finds the proposed subdivision is in conformance with the Comprehensive Plan.

D. Conformance with the City of Edgewood Engineering Requirements
The City’s Public Works staff and City Engineer have reviewed the civil design, construction drawings and final plat application with the purpose to promote the public health, safety, and welfare in accordance with the standards established by the state and the City to provide and promote safe, convenient vehicle access on public and private streets, to facilitate the adequate provision of public water and sewer service and for the proper handling of stormwater.

The City Engineer issued a City Engineer’s Certificate of Improvements for Maple Grove Estates file #17-1098 for site development improvements in accordance with Chapter 16.04 EMC on July 30, 2019. The letter authorizes bonding for sidewalks and landscaping that has not yet been installed at the site.

Bonds have been submitted pursuant to the Engineer’s Certificate for the installation of sidewalks, ADA curb ramps and driveway improvements.

E. Conformance with Hearing Examiner’s conditions of approval
The Hearing Examiner imposed fifty (50) conditions of approval on the Maple Grove Preliminary Plat. The bulk of the permit conditions imposed on the project reflected code requirements to be met during the site development phase of the subdivision construction relative to development of access, stormwater facilities, community septic
systems and preservation of open spaces. Planning and Engineering staff reviewed the Site Development Permit for compliance the Hearing Examiner’s Conditions and have determined the required features have been designed, and either installed or bonded for consistent with the conditions of approval.

The applicant’s open space conditions addressed landscaping plans for street landscaping, wetland buffer requirements and tree preservation. Landscaping was approved in July of 2017 as a part of the Site Development Permit. The applicant has bonded for the installation of street trees to be located along the frontages of the site on 27th Street E. and 87 Ave Ct E.; these trees have been bonded to facilitate installation with the adjacent houses. The wetland buffer mitigation has been installed and bonding provided for maintenance and monitoring.

Tree preservation plans were approved prior to the start of construction and tree preservation installed at the site. A number of trees that were intended to be preserved were lost during construction. Two fell during storms and a number required removal due to declining health. Applicant has retained a number smaller trees within the landscape and retained a number of declining trees near the wetland as snags to enrich habitat. One tree intended to be retained as a snag was lost due to significant interior rot. The applicant is in the process of providing three replacement trees to mitigate for this loss, street trees have been bonded for and will complete the tree mitigation at the site.

Further, conditions were imposed to require the formation of a Homeowners Association (HOA) to receive and maintain the shared facilities and tracts contained within the subdivision for the benefit of the homeowners. Shared improvements within this plat include private roads, stormwater facilities, community septic facilities, open space, and wetland/wetland buffer area. The HOA has been established to receive the shared improvements. While the applicant has provided the bulk of the materials required by the Examiner, the applicant is in the process of finalizing the initial dues assessment which must be provided to the City and accepted prior to the Council meeting. Staff will report on this item at the meeting.

Finally, Hearing Examiner conditions imposed on the project included a number of procedural and informative conditions specifying the duration of the permit approval, final plat permit submittal and final plat recording requirements. Applicant has conformed to the procedural requirements for Final Plat approval at this time. Staff will assure remaining procedural requirements are met.

III. STAFF RECOMMENDATION
Based on the information above and materials provided in the file, the City of Edgewood staff has determined that the final plat meets the applicable requirements for final plat approval. The applicant has completed required improvements for the development as noted above and submitted performance bonds for the remaining landscape.
improvements and maintenance of the public road improvements. Therefore, the City staff recommends the City Council adopt the findings in this report and APPROVE the Maple Grove Subdivision Final Plat, File Number 19-1388, subject to completion of the bonded sidewalks, landscape improvements, and wetland mitigation. Completion of the sidewalk improvements shall occur on or before July 31, 2020, unless an extension is granted by the Public Works Director. Completion of landscape and wetland mitigation improvements shall occur on or before October 15, 2020 (monitoring to occur per the approved schedules), unless an extension is granted by the Community Development Director.
June 30, 2019

Donald Nelson
2806 117th Avenue Court East
Edgewood, WA 98372

RE: ENGINEER'S CERTIFICATE OF IMPROVEMENTS,
MAPLE GROVE SITE DEVELOPMENT (PROJECT 17-1098)
CITY OF EDGECWOOD, PIERCE COUNTY, WASHINGTON

Dear Mr. Nelson,

This letter is to inform you that pursuant to City of Edgewood Municipal Code (EMC) Section 16.04.110, the City has determined substantial completion of the required improvements associated with conditions for preliminary subdivision approval and requirements as described within the approved Site Development Plans have been substantially approved by the Public Works and Engineering Department.

A copy of this letter certifying Substantial Completion of site improvements along with accompanying documents as outlined in Section 16.04.140 shall be submitted with the final plat application.

Prior to occupancy on any building permits within the plat, all bonded improvements must be constructed. Specifically the sidewalks and landscaping.

If you have any questions, please contact me at (253) 952-3299.

Sincerely,

Chuck Hendricksen, P.E.
Senior Engineer

Cc: Jeremy Metzler, P.E., Public Works Director
    Kristin Moerler, Senior Planner
    Grant Middleton, Larson & Associates, 9027 Pacific Ave., STE 4, Tacoma, WA 98444