



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

Type II, II-A and III Submittal Requirements

Short Plat, Subdivision, Planned Unit Development,
Site Plan, Binding Site Plan, Conditional Use and Master Plan
Rev 3.15.19

Working together. Securing your safety. Protecting your investment.

Include a completed Submittal Requirements checklist with your application.

Use boxes to the left of each submittal requirement to check off items included with your application. For your reference, the code section requiring the information is listed after each submittal item.

The items listed below are required for most applications. Any additional required information and/or items that are not required can be found in the Pre-Application Conference (PAC) summary. Please direct any questions regarding submittal requirements for a specific project to the planner for the case.

If an item does not apply (for example, no well is located on-site), please note that on the plan so it is clear the required item is addressed.

An application fee of \$632 is due at submittal

If all checklist items are received and valid at Counter Complete, we will utilize a 14-day review timeline. If items are missing or expired, the 21-day timeline. We will no longer utilize Fully Complete Certifications.

The submittal packet shall be organized in the following order:

Item	<u>If any items are not included, explain why</u>	Staff use only
1. COVER SHEET		
The cover sheet shall contain the following information: <input type="checkbox"/> Project name; [Table 40.510.050-1] <input type="checkbox"/> Applicant's name; [Table 40.510.050-1] <input type="checkbox"/> Applicant's address; [Table 40.510.050-1] <input type="checkbox"/> Applicant's email address; [Table 40.510.050-1] <input type="checkbox"/> Applicant's phone number; [Table 40.510.050-1]		
2. TABLE OF CONTENTS		

<ul style="list-style-type: none"> <input type="checkbox"/> Table of Contents <input type="checkbox"/> Each submittal item separated by tabs or dividers with tabs; [Table 40.510.050-1] Include tab/divider for each section whether applicable or not. Must be a separate pdf and the Digital items must be numbered to match the submittal checklist. 		
3. APPLICATION FORM		
<ul style="list-style-type: none"> <input type="checkbox"/> Completed development application form; [Table 40.510.050-1, 40.510.020 and 40.520.030] 		
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Original signed in ink by the applicant; [Table 40.510.050-1, 40.510.020 and 40.520.030] 		
<ul style="list-style-type: none"> <input type="checkbox"/> Signature of property owner or owner's authorized representative; [40.510.020, 40.520.030] 		
<ul style="list-style-type: none"> <input type="checkbox"/> Letter of authorization from property owner if signed by representative; [on advice of legal counsel] 		
<ul style="list-style-type: none"> <input type="checkbox"/> If owner is an entity, documentation demonstrating person signing has signatory authority for the entity; [on advice of legal counsel] 		
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Engineering application form if applying for a road modification, geo-hazard, floodplain or CARA (critical aquifer recharge area) 		
<ul style="list-style-type: none"> <input type="checkbox"/> Forest Practice application if applying for FPA 		
5. PRE-APPLICATION CONFERENCE REPORT		
<ul style="list-style-type: none"> <input type="checkbox"/> Report has not expired (pre-application conference was held within one calendar year of the Fully Complete date); [Table 40.510.050-1] 		
6. DEVELOPER'S GIS PACKET		
<ul style="list-style-type: none"> <input type="checkbox"/> Packet has not expired as of the Fully Complete date; [Table 40.510.050-1] 		
7. NARRATIVE		
<p>The written narrative shall address the following (Please address all items and follow the order of the items listed under the applicable regulations in the pre-application conference):</p>		
<ul style="list-style-type: none"> <input type="checkbox"/> How the application meets or exceeds each of the applicable approval criteria and standards; [Table 40.510.050-1] 		
<ul style="list-style-type: none"> <input type="checkbox"/> How the issues identified in the pre-application conference have been addressed; [Table 40.510.050-1] 		
<ul style="list-style-type: none"> <input type="checkbox"/> How services will be provided to the site; [Table 40.510.050-1] 		
8. LEGAL LOT DETERMINATION		
<p>The preliminary plan shall encompass all land contained within the plan and any boundary line adjustments to be completed prior to final plan approval. In order to demonstrate that the subject lot(s) have been created legally, the following must be submitted: [Table 40.510.050-1]</p>		
<ul style="list-style-type: none"> <input type="checkbox"/> Current owner's deed if lot determination not required, as specified in the pre-application conference report; [Table 40.510.050-1] or 		

<ul style="list-style-type: none"> <input type="checkbox"/> Prior county short plat, subdivision, lot determination or other written approvals, if any, in which the parcel was formally created or determined to be a legal lot; [Table 40.510.050-1] or <input type="checkbox"/> Sales or transfer deed history dating back to 1969, to include copies of recorded deeds, contracts, segregation requests, and/or recorded surveys verifying the date of creation of the parcel in chronological order with each deed identified with the assessor's lot number; [Table 40.510.050-1] 		
9. APPROVED PRELIMINARY PLATS AND SITE PLANS		
<p>Unless exempted in the pre-application conference summary, a map shall be submitted that shows the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Approved preliminary land divisions (that are yet to be recorded) that abut the site; [Table 40.510.050-1] <input type="checkbox"/> Approved preliminary site plans (that are not final) that abut the site; [Table 40.510.050-1] <input type="checkbox"/> Approved preliminary land divisions (that are yet to be recorded) that are between the site and nearest public or private street providing vehicular access to the site; [Table 40.510.050-1] <input type="checkbox"/> Approved preliminary site plans (that are not final) that are between the site and nearest public or private street providing vehicular access to the site; [Table 40.510.050-1] 		
10. PROPOSED DEVELOPMENT PLANS		
<p>The proposed plan shall be drawn to a minimum engineer's scale of one (1) inch equals two hundred (200) feet (1" = 200') on a sheet no larger than twenty-four (24) inches by thirty-six (36) inches (24" x 36"). The following information shall be clearly depicted on the proposed development plan: [Table 40.510.050-1]</p>		
Existing Conditions Plan (All listed information must be on existing conditions plan)		
<p>A. General Information</p> <ul style="list-style-type: none"> <input type="checkbox"/> North arrow, scale and date; [Table 40.510.050-1] <input type="checkbox"/> Proposed name of project (i.e., subdivision or short plat); [Table 40.510.050-1] <input type="checkbox"/> Vicinity map covering one-quarter (1/4) mile radius from the development site; [Table 40.510.050-1] <input type="checkbox"/> Area of the site in acres and square feet; [Table 40.510.050-1] 		
<p>B. Critical Areas on and within one hundred (100) feet of the site [Table 40.510.050-1] Only those existing conditions that are shown on the GIS map, known by the applicant or are discussed in the pre-application summary must be included on the plan. [Table 40.510.050-1]</p> <ul style="list-style-type: none"> <input type="checkbox"/> Topography at two (2) foot contour intervals, or other intervals if not available from a public source (see GIS packet); [Table 40.510.050-1] <input type="checkbox"/> Watercourses (streams, rivers, etc.) (see GIS packet); [Table 40.510.050-1] 		

<ul style="list-style-type: none"> <input type="checkbox"/> Ordinary High Water Mark (per 40.100.070 or 40.460.800) surveyed for all on-site watercourses and waterbodies with professional land surveyor stamp and signature? (unless building or development envelopes allowed under 40.440 and 40.450 clearly avoid all Wetlands, Wetland Buffers, and Priority Habitat areas); [Table 40.510.050-1] <input type="checkbox"/> FEMA designated floodplains, flood fringe, or floodway (see GIS packet); [Table 40.510.050-1] <input type="checkbox"/> Designated shoreline areas (see GIS packet); [Table 40.510.050-1] <input type="checkbox"/> Water bodies and known wetlands (see GIS packet); [Table 40.510.050-1] <input type="checkbox"/> Wetland delineation or Development Envelopes as allowed in 40.450.030(G) (see pre-application report); [Table 40.510.050-1] <input type="checkbox"/> Unstable slopes and landslide hazard areas (see GIS packet); [Table 40.510.050-1] <input type="checkbox"/> Priority Habitat and Species Areas or Building Envelopes per Table 40.440.010-1 (see GIS packet); [Table 40.510.050-1] <input type="checkbox"/> Significant historic sites (see GIS packet and pre-application report); [Table 40.510.050-1] 		
<p>C. Land Use and Transportation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Layout, square footage and dimensions of all parcels; [Table 40.510.050-1] <input type="checkbox"/> Location(s) of any existing building(s) on the site and use; [Table 40.510.050-1] <input type="checkbox"/> Location and full width of existing easements for access, drainage, utilities, etc.; [Table 40.510.050-1] <input type="checkbox"/> Name, location and full width of existing rights-of-way; [Table 40.510.050-1] <input type="checkbox"/> Centerline and right-of-way radius of existing roadways that abut the site; [Table 40.510.050-1] <input type="checkbox"/> Name, location, full width and surfacing materials (e.g., gravel, asphalt or concrete) of roadways and access easements (private and public); [Table 40.510.050-1] <input type="checkbox"/> Location of existing driveways and those driveways across the street to include distance between driveways and roadways (edge to edge) as described in CCC 40.350.030(B)(4)(b)(1); [Table 40.510.050-1] <input type="checkbox"/> Location and width of existing pedestrian and bicycle facilities on and within one hundred (100) feet of the site; [Table 40.510.050-1] <input type="checkbox"/> Transit routes and stops within six hundred (600) feet of the development site (see GIS packet); [Table 40.510.050-1] 		
<p>D. Water and Sewer</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of nearest fire hydrant (see GIS packet); [Table 40.510.050-1] <input type="checkbox"/> Location of existing sewage disposal systems and wells on the site; [Table 40.510.050-1] 		
<p>Proposed Improvement Plans (All listed information must be on proposed improvements plan)</p>		

<p>A. General Information</p> <ul style="list-style-type: none"> <input type="checkbox"/> Applicant's name, mailing address and phone number; <input type="checkbox"/> Owner's name and mailing address; <input type="checkbox"/> Contact person's name, mailing address, and phone number; <input type="checkbox"/> North arrow, scale and date; <input type="checkbox"/> Proposed name of project (i.e., subdivision or business); <input type="checkbox"/> Vicinity map covering one-quarter (1/4) mile radius from the development site (not required for rural area plans); <input type="checkbox"/> Area of the site in acres and square feet; 		
<p>B. Wetland/ Habitat</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wetland, stream, steep bank buffer areas/protected areas; [Table 40.510.050-1] <input type="checkbox"/> Planned enhancement areas; [Table 40.510.050-1] 		
<p>C. Land Use and Transportation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Configuration and dimensions of the project boundaries, proposed lots and tracts, mobile home spaces (for mobile home parks), including proposed park, open space, and/or drainage tracts; Table 40.510.050-1] <input type="checkbox"/> Location (i.e., dimensions from property lines) of any existing buildings to remain on the site and proposed buildings with approximate square footage; <input checked="" type="checkbox"/> For all structures, include the number of stories, construction type (e.g., metal, wood, concrete block, etc.), and existing and/or proposed uses; [Table 40.510.050-1] Moved below <input type="checkbox"/> Pedestrian and transit facilities; [Table 40.510.050-1] <input type="checkbox"/> Location and full width of proposed pedestrian and bicycle improvements other than those in standard locations within road rights-of-way; [Table 40.510.050-1] <input type="checkbox"/> Location, full width (e.g., curb to curb distance) and surface material of all proposed roadways (private and public), provided by drawing or note and typical cross- section (from county road standards); [Table 40.510.050-1] <input type="checkbox"/> Location of all road segments in excess of fifteen percent (15%) grade that are either on the site or within five hundred (500) feet of the site which are being proposed for site access; [Table 40.510.050-1] <input type="checkbox"/> Location, width and surface material of off-site roads which will provide access to the site within five hundred (500) feet of the site; [Table 40.510.050-1] <input type="checkbox"/> Location and width of proposed driveways for corner lots and driveways where site distance standards cannot be met; [Table 40.510.050-1] <input type="checkbox"/> Sight distance triangles where sight distance standards cannot be met; [Table 40.510.050-1] 		

<input type="checkbox"/> Location and width of existing and proposed easements for access, drainage, utilities, etc. (provided by drawing or note); [Table 40.510.050-1]		
<input type="checkbox"/> Location, size and construction type of hard landscaping features such as pedestrian plazas; [Table 40.510.050-1]		
<p>D. Landscape plan</p> <input type="checkbox"/> Right-of-way landscaping for urban area arterial and collector roadways; [Table 40.510.050-1]		
<input type="checkbox"/> On-site landscaped areas; [Table 40.510.050-1]		
<input type="checkbox"/> Location, number, species, size at planting, and spacing of proposed plant material; [Table 40.510.050-1]		
<input type="checkbox"/> Location, number, species and size of existing landscape material to be removed and/or retained; [Table 40.510.050-1]		
<input type="checkbox"/> Location, type (such as sod, groundcover or shrub mass) and area (in terms of square feet and percentage of site) of all soft landscaped areas and buffers; [Table 40.510.050-1]		
<input type="checkbox"/> Location, height and materials of fences, buffers, berms, walls and other methods of screening; [Table 40.510.050-1]		
<input type="checkbox"/> Surface water management features integrated with landscape, recreation or open space areas; [Table 40.510.050-1]		
<input type="checkbox"/> Active and passive recreational or open space features; [Table 40.510.050-1]		
<input type="checkbox"/> Location of all roadway intersection sight distance triangles per Section 40.350.030(B)(8); [Table 40.510.050-1]		
<p>E. Planned Unit Developments, Conditional Uses, Site Plans, and Master Plans</p> <input type="checkbox"/> Layout of proposed structures including square feet; [Table 40.510.050-1]		
<input type="checkbox"/> Architectural elevations with dimensions, floor plans and total square footage for each building, types of material, and type of construction per the International Building Code; [Table 40.510.050-1]		
<input type="checkbox"/> Location, dimensions and number of off-street parking and loading areas; [Table 40.510.050-1]		
<input type="checkbox"/> Location and dimensions of recyclables and solid waste storage areas; [Table 40.510.050-1]		
<input checked="" type="checkbox"/> Sign plan that includes size, height, and location of all proposed signs; [Table 40.510.050-1]		
<input type="checkbox"/> Outdoor lighting plan shall be submitted that shows the areas of illumination for each outdoor light; [Table 40.510.050-1]		
<p>F. Narrow Lot Developments</p> A site plan shall show, at a minimum, all of the following features:		

<ul style="list-style-type: none"> <input type="checkbox"/> Location and width of streets, sidewalks and landscape buffers if applicable; [Table 40.510.050-1 and 40.260.155] <input type="checkbox"/> Location, species, and size of required trees; [Table 40.510.050-1] <input type="checkbox"/> Parking spaces, as required by Section 40.260.155(C)(3); [Table 40.510.050-1 and 40.260.155] <input type="checkbox"/> Stormwater facilities, including roof infiltration systems, if proposed; [Table 40.510.050-1 and 40.260.155] <input type="checkbox"/> Location of other infrastructure including solid waste and recycling areas (if applicable), light poles (if proposed), fire hydrants, community mailboxes and existing overhead lines; [Table 40.510.050-1 and 40.260.155] <input type="checkbox"/> Location and width of driveways, if proposed, and not exempted by Section 40.260.155(C)(8); [40.260.155] <input type="checkbox"/> Location and dimensions of ADA sidewalk ramps and landings at driveway crossings and street intersections; [Table 40.510.050-1 and 40.260.155] <input type="checkbox"/> Building envelopes which encompass all projections. The envelopes shall reflect the final setbacks for each lot; [40.260.155] <input type="checkbox"/> Intersection sight distance or applicable traffic control measures proposed at intersections and the impact on the developable area of corner lots; [40.260.155] 		
<p>G. Mixed Use and Highway 99 Developments</p> <ul style="list-style-type: none"> <input type="checkbox"/> Layout and architectural drawing of all streetscapes, including landscaping, hardscape, public seating; public artwork and abutting building features; [Table 40.510.050-1] <input type="checkbox"/> <u>For all structures, include the number of stories, construction type (e.g., metal, wood, concrete block, etc.), and existing and/or proposed uses; [Table 40.510.050-1]</u> <input type="checkbox"/> Layout of proposed structures including square feet; [Table 40.510.050-1] <input type="checkbox"/> Architectural elevations with dimensions, floor plans and total square footage for each building, types of material, and type of construction per the International Building Code; [Table 40.510.050-1] <input type="checkbox"/> Location, dimensions and number of off-street parking and loading areas; [Table 40.510.050-1] <input type="checkbox"/> Site plan with elevations showing transition and scaling with abutting buildings; [Table 40.510.050-1] <input type="checkbox"/> Location and dimensions of recyclables and solid waste storage areas; [Table 40.510.050-1] <input type="checkbox"/> <u>Sign plan that includes size, height, and location of all proposed signs; [Table 40.510.050-1]</u> <input type="checkbox"/> Outdoor lighting plan shall be submitted that shows the areas of illumination for each outdoor light; [Table 40.510.050-1] 		

11. SOIL ANALYSIS REPORT [Table 40.510.050-1 and 40.386]		
12. PRELIMINARY STORMWATER DESIGN REPORT [Table 40.510.050-1 and 40.386]		
<u>The project engineer shall include a statement that it is feasible for the proposed stormwater facilities to function as designed and to meet the requirements of the code.</u>		
<input type="checkbox"/> <u>Signed, stamped and dated by an engineer licensed in the state of Washington; [Table 40.510.050-1 and 40.386]</u>		
<input type="checkbox"/> <u>Statement references CCC 40.386; [Table 40.510.050-1 and 40.386]</u>		
13. PROPOSED STORMWATER PLAN [Table 40.510.050-1 and 40.386]		
14. PROJECT ENGINEER STATEMENT OF COMPLETENESS AND FEASIBILITY		
The project engineer shall include a statement that it is feasible for the proposed stormwater facilities to function as designed and to meet the requirements of the code.		
<input type="checkbox"/> Signed, stamped and dated by an engineer licensed in the state of Washington; [Table 40.510.050-1 and 40.386]		
<input type="checkbox"/> Statement references CCC 40.386; [Table 40.510.050-1 and 40.386]		
15. PHASING PLAN (IF PROPOSED)		
A phasing plan shall be submitted which includes the following information (can be shown on preliminary plan):		
<input type="checkbox"/> Transportation improvements; [Table 40.510.050-1]		
<input type="checkbox"/> Water quality improvements; [Table 40.510.050-1]		
<input type="checkbox"/> Site Improvements;		
16. TRAFFIC STUDY		
Unless otherwise specified by Concurrency staff as a part of the Pre-Application Conference Report (PAC), a traffic study shall be submitted.		
<input type="checkbox"/> Stamped, signed, and dated by a professional engineer registered in the state of Washington, with special training and experience in traffic engineering; [Table 40.510.050-1]		
17. STATE ENVIRONMENTAL REVIEW		
<input type="checkbox"/> <u>Signed & completed SEPA checklist if applicable; [Table 40.510.050-1]</u>		
<input checked="" type="checkbox"/> <u>Original, signed in ink; [Table 40.510.050-1]</u>		
18. SEWER PURVEYOR UTILITY REVIEW LETTER		
<input type="checkbox"/> A current (less than 6 months old as of the Fully Complete date) utility review letter from the public sewer purveyor; [Table 40.510.050-1]		
19. WATER PURVEYOR UTILITY LETTER		

<input type="checkbox"/> A current (less than 6 months old as of the Fully Complete date) utility review letter from the public water purveyor; [Table 40.510.050-1]		
20. CLARK COUNTY PUBLIC HEALTH REVIEW EVALUATION LETTER		
<input type="checkbox"/> A Clark County Public Health Project Review Evaluation Letter must be submitted per the Pre-Application Conference Report. [Table 40.510.050-1]		
21. PRELIMINARY BOUNDARY SURVEY [Table 40.510.050-1]		
<p>A preliminary boundary survey for proposed land division shall be submitted with the development application.</p>		
<input type="checkbox"/> A current recorded Record of Survey that meets all RCW, WAC and Clark County requirements; or		
<input type="checkbox"/> A previous Record of Survey recorded in the past 5 years that discloses all possible boundary conflicts. When using a previously recorded survey, it must be accompanied by a written statement, stamped and signed by a registered Professional Land Surveyor. It shall state that all matters of encroachment or conflict, as shown, have been field verified by that surveyor and are substantially unchanged; or		
<input type="checkbox"/> Use of an unrecorded survey, commissioned for this purpose, will be accepted if no corner monuments have been set. This survey will meet all other requirements from RCW, WAC and CCC. It will be stamped and signed by the record PLS. A statement of purpose will be included;		
22. RESIDENTIAL DEVELOPMENTS WITHIN ONE (1) MILE OF A PUBLIC SCHOOL		
<input type="checkbox"/> Letter from school district stating bus transportation will be provided for students; [Table 40.510.050-1] or		
<input type="checkbox"/> Documentation that safe walking routes can be provided to the applicable school(s); [Table 40.510.050-1]		
23. ARCHAEOLOGICAL INFORMATION		
<input type="checkbox"/> Proof that the archaeological predetermination or archaeological survey was submitted to received by the state Department of Archaeology and Historic Preservation for review; [Table 40.510.050-1] or		
<input type="checkbox"/> Letter from state Department of Archaeology and Historic Preservation approving archaeological pre-determination/survey; [Table 40.510.050-1] Please do not submit Archeological report		
24. PLANNED UNIT DEVELOPMENT, MIXED USE, MASTER PLAN AND TYPE II-A NEIGHBORHOOD MEETING [40.510.025(C)]		
<input type="checkbox"/> Documentation showing notice of the meeting mailed at least fifteen (15) days prior to the scheduled meeting; [40.510.025]		
<input type="checkbox"/> Copy of notice identifying the date, time, place of the meeting, and a brief description of the proposed development; [40.510.025]		

<input type="checkbox"/> Copy of mailing list; [40.510.025]		
<input type="checkbox"/> Documentation showing meeting notification has been posted in the neighborhood news section of the local press; [40.510.025]		
<input type="checkbox"/> Verification a sign with the neighborhood notification in a conspicuous location near the edge of the property containing the proposed development; [40.510.025]		
<input type="checkbox"/> Copy of proposed development plan as presented at the meeting; [40.510.025]		
<input type="checkbox"/> Sign-in sheet from the meeting; [40.510.025]		
<input type="checkbox"/> Minutes from the meeting; [40.510.025]		
25. COVENANTS OR RESTRICTIONS		
All existing covenants, restrictions and/or easements on the property must be submitted.		
<input type="checkbox"/> Covenants or restrictions; [Table 40.510.050-1]		
<input type="checkbox"/> Easements; [Table 40.510.050-1]		
26. ADDITIONAL SUBMITTALS IDENTIFIED IN PRE-APPLICATION CONFERENCE FINAL REPORT		
<input type="checkbox"/>	<input type="checkbox"/>	
27. ASSOCIATED APPLICATIONS [Table 40.510.050-1]		
<input type="checkbox"/> Critical Aquifer Recharge Area (CARA)	<input type="checkbox"/> Floodplain	
<input type="checkbox"/> Forestry	<input type="checkbox"/> Geo-Hazard	
<input type="checkbox"/> Habitat	<input type="checkbox"/> Road Modification	
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Variance	
<input type="checkbox"/> Wetland	<input type="checkbox"/> Other	
28. SUBMITTAL COPIES [40.510.050(B)]		
The following shall be submitted with the application:		
One (1) copy of the main submittal with original signatures bound by a jumbo clip or rubber band;		
One (1) copy of any special studies (e.g., wetland, floodplain, etc.), and bound separately;		
One reduced copy of proposed plans (maximum size 11" x 17");		
<input type="checkbox"/> One CD or flash drive with Digital copy uploaded in LMS with a separate PDF document for each submittal item, organized and numbered in the same order as the fully complete application table of contents, submittal checklist – This can be one zip folder uploaded with all the checklist items or each individual checklist item uploaded separately.		
Note anytime revisions are requested, the entire submittal packet will need to be re-uploaded to avoid incorrect documents being reviewed		