

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Brian and Connie Newman
DATE: March 20, 2019
REQUESTED ACTION: Acceptance of Plat Recording – Newman Short Plat
FLD2018-00001
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Newman Short Plat
PLD2017-00034 / FLD2018-00001

Project review: The application contingently vested on March 10, 2017. A pre-application conference was held April 6, 2017. Preliminary approval was issued on September 15, 2017. There was no engineering application.

Zoning: R-5 Zone; **Lot Size:** The R-5 zone has a minimum lot area of 5 acres with a minimum lot width of 140 feet. **Actual Lot Size:** Parcels range in size from 4.91 acres to 5.0 acres.

One lot is below the standard minimum lot size of the zone because:

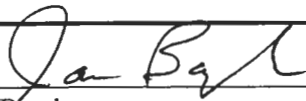
It uses the 10% allowance of CCC40.200.040.C.2, which allows one lot of a short plat to be within 10% of the minimum lot area.

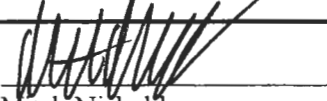
COMMUNITY OUTREACH

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 500 feet of the site on June 30, 2017.

DISTRIBUTION:

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


Jan Bazala
Planner II
Community Development


Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

NEWMAN SHORT PLAT

A SHORT PLAT IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 26, T. 4 N., R. 1 E., W.M.
CLARK COUNTY, WA.
SHEET 1 OF 2

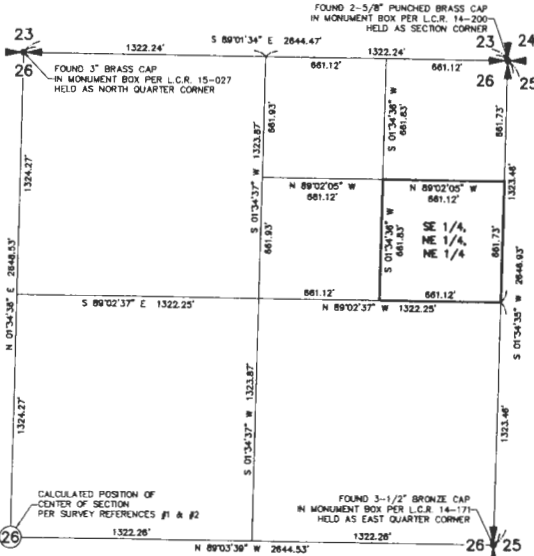
SURVEYOR'S NOTE:

THE SUBJECT PROPERTY BOUNDARY SHOWN ON THIS SHEET DEPICTS THE PROPERTY BOUNDARY PER DEED REFERENCE AFR, 3142490, ALONG THE WEST LINE OF THE SUBJECT PROPERTY BE HELD AN EXISTING FENCE LINE AS THE PROPERTY BOUNDARY. SEE SHEET 2 FOR FURTHER DETAILS AND DIMENSIONS.

PLAT NOTES:

- THE OWNER OF LOT 1 IS RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN ADDRESSING APPLICABLE MINIMUM REQUIREMENTS WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THIS LOT.
- 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.
- CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40-450) REQUIRES WETLAND AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONJUNCTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT.
- 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 FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, 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.
- THIS LAND DIVISION IS EXEMPT FROM A WATER RIGHT AS PROVIDED IN RCW 90A.44.050. ALL LOTS ARE LIMITED TO SHARING A TOTAL OF NOT MORE THAN 5,000 GALLONS OF WATER PER DAY FOR DOMESTIC USES. IRRIGATION IS LIMITED TO A COMBINED TOTAL, NOT TO EXCEED ONE-HALF ACRE.
- THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION.
- WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, THE SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE INCREASED TO THIRTY (30) FEET. A CLASS "A" OR BETTER RATED ROOF AND NONCOMBUSTIBLE SIDING SHALL BE REQUIRED.
- HOUSES EXCEEDING 3,800 SQUARE FEET WILL REQUIRE ADDITIONAL FIRE PROTECTION FEATURES UP TO AND INCLUDING A RESIDENTIAL FIRE SPRINKLER SYSTEM WHICH ADEQUATE PUBLIC WATER AND HYDRANTS ARE NOT WITHIN REQUIRED DISTANCES.
- THE PRIORITY RIPARIAN HABITAT SHALL BE MAINTAINED IN A NATURAL STATE. THE APPLICANT SHALL RETAIN ALL NATIVE VEGETATION ON SITE THAT IS OUTSIDE OF THE INDICATED DEVELOPMENT AREA WITHIN THE PRIORITY HABITAT. IMPACT SHALL ONLY OCCUR IN THE AREA SHOWN IN THE PROVIDED SITE PLAN. NO CLEARING SHALL OCCUR IN THE MAPPED RIPARIAN AREA. ANY CHANGES TO THE DEVELOPMENT LAYOUT CAUSING GREATER IMPACTS TO THE PRIORITY HABITAT THAN WHAT IS APPROVED HEREON ON THE PROVIDED PLANS SHALL BE SUBJECT TO ADDITIONAL HABITAT REVIEW BY COUNTY STAFF AND MAY INCLUDE ADDITIONAL PERMITS AND/OR MITIGATION.
- IN ACCORDANCE WITH CCC 40.610, IMPACT FEES FOR A DWELLING ON LOT 1 SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED ON THE FOLLOWING DISTRICTS: ROOSEVELT SCHOOL DISTRICT (SF), AND THE RURAL SUB-AREA (TF), AS FOUND IN CCC 40.610.040. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.

NORTHEAST QUARTER OF SECTION 26
SCALE 1"=400'



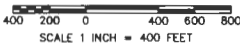
SURVEY REFERENCES:

- HAEDORN SURVEY, BOOK 38 PAGE 167
- AKS SURVEY, BOOK 64 PAGE 169
- RENTON SURVEY, BOOK 63 PAGE 70

DEED REFERENCE:

GRANTOR: G.W. MELING
GRANTEE: BRIAN & CONNIE NEWMAN
AFN: 3142490
DATE: 08-19-1999

GRANTOR: BRIAN & CONNIE NEWMAN
GRANTEE: THOMAS H. GERBERG
AFN: 1582345
DATE: 02-04-2019



BASIS OF BEARING: S 89°01'34\"/>

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 THREE 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 07-27-18.

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ PLANNING DIRECTOR _____ DATE _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.176, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ NEWMAN 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:
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

Chris Avery 03-26-19
CHRISTOPHER S. AVERY, PROFESSIONAL LAND SURVEYOR
PLS # 50078 _____ DATE _____

CLARK COUNTY HEALTH DEPARTMENT:

- LOTS 1 THRU 2 ARE APPROVED. SEE PLAT NOTE 5.
- AN APPROVED PUBLIC WATER SUPPLY IS REQUIRED.
 - AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
 - LOTS IN THIS 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 _____ BRIAN & CONNIE NEWMAN
FILE NUMBER _____

CLARK COUNTY AUDITOR _____



JOB NO. 18-322
DATE: 03-26-19
CALC BY: CSA
DRAWN BY: JGAL
CHECKED BY: DMR
FILE: 18322SP.DWG

NEWMAN SHORT PLAT

A SHORT PLAT IN A PORTION OF THE
NE 1/4 OF THE NE 1/4 OF
SECTION 26, T. 4 N., R. 1 E., W.M.
CLARK COUNTY, WA.
SHEET 2 OF 2

SURVEY REFERENCES:

- 1) HAGEDORN SURVEY, BOOK 38 PAGE 187
- 2) AHS SURVEY, BOOK 04 PAGE 185
- 3) RENTON SURVEY, BOOK 63 PAGE 70

DEED REFERENCE:

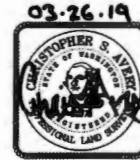
GRANTOR: G.B. HELING
GRANTEE: BRIAN & CORINE NEWMAN
APR: 3143480
DATE: 05-19-1999

GRANTOR: BRIAN & CORINE NEWMAN
GRANTEE: THOMAS H. GERBING
APR: 0262346
DATE: 02-04-2019

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 3/8" x 3/8" REBAR WITH "AVERY SURVEY" YELLOW CAP SET
- S.O.L. INDICATES SOUTH OF LINE
- N.O.L. INDICATES NORTH OF LINE
- W.P.Z. INDICATES WELL PROTECTION ZONE
- - - INDICATES FENCE LINE
- ⊕ INDICATES EXISTING SEPTIC TANK
- ⊙ INDICATES SEPTIC PERCOLATION TEST PIT
- ⊙ INDICATES EXISTING WATER WELL
- ▨ INDICATES RIPARIAN HABITAT AREA

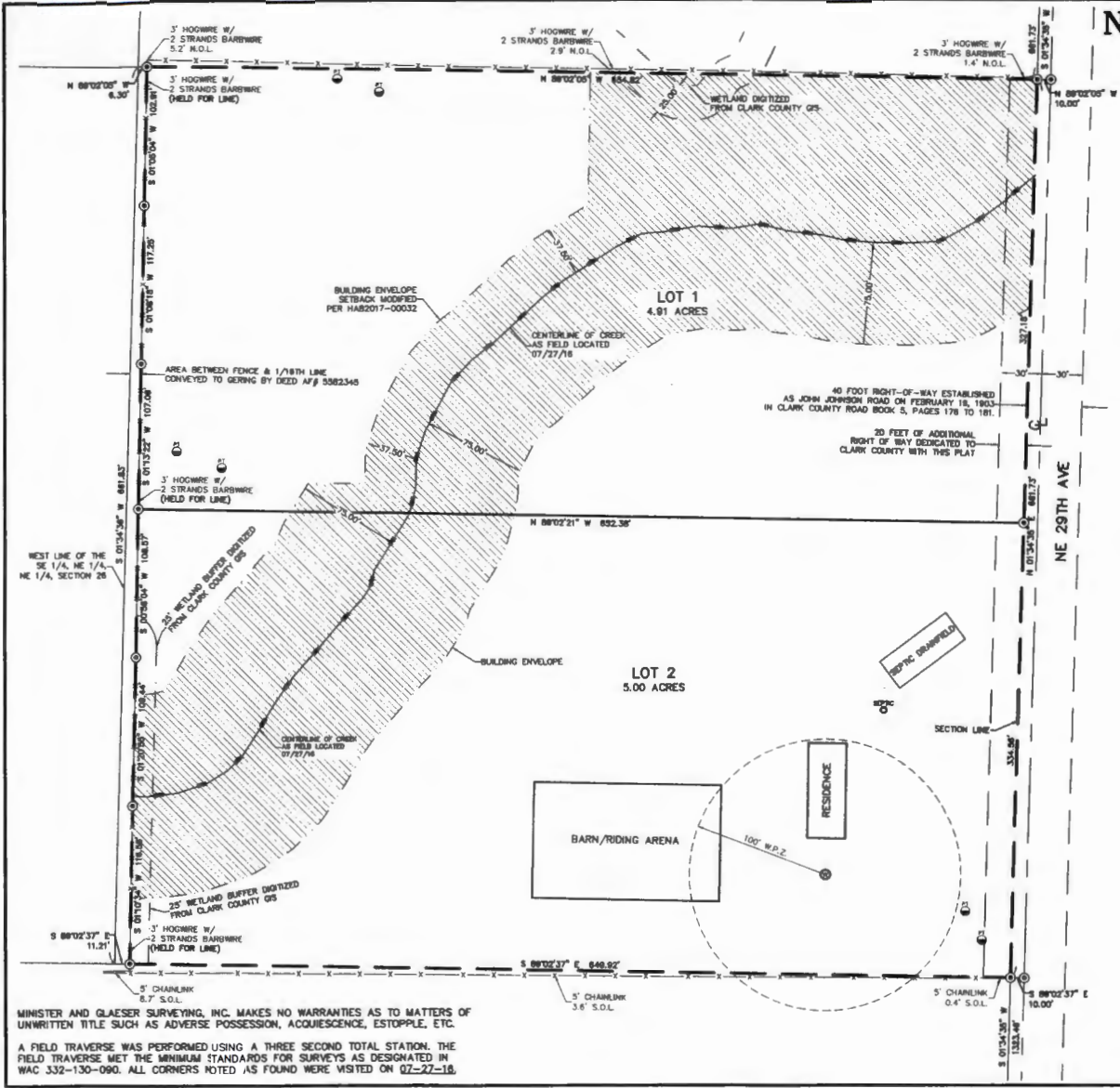
BASES OF BEARINGS & DISTANCES ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 26, BETWEEN MONUMENTS FOUND AS NOTED PER SURVEY REFERENCE #.



SCALE 1 INCH = 50 FEET

MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98681
(360) 884-3313

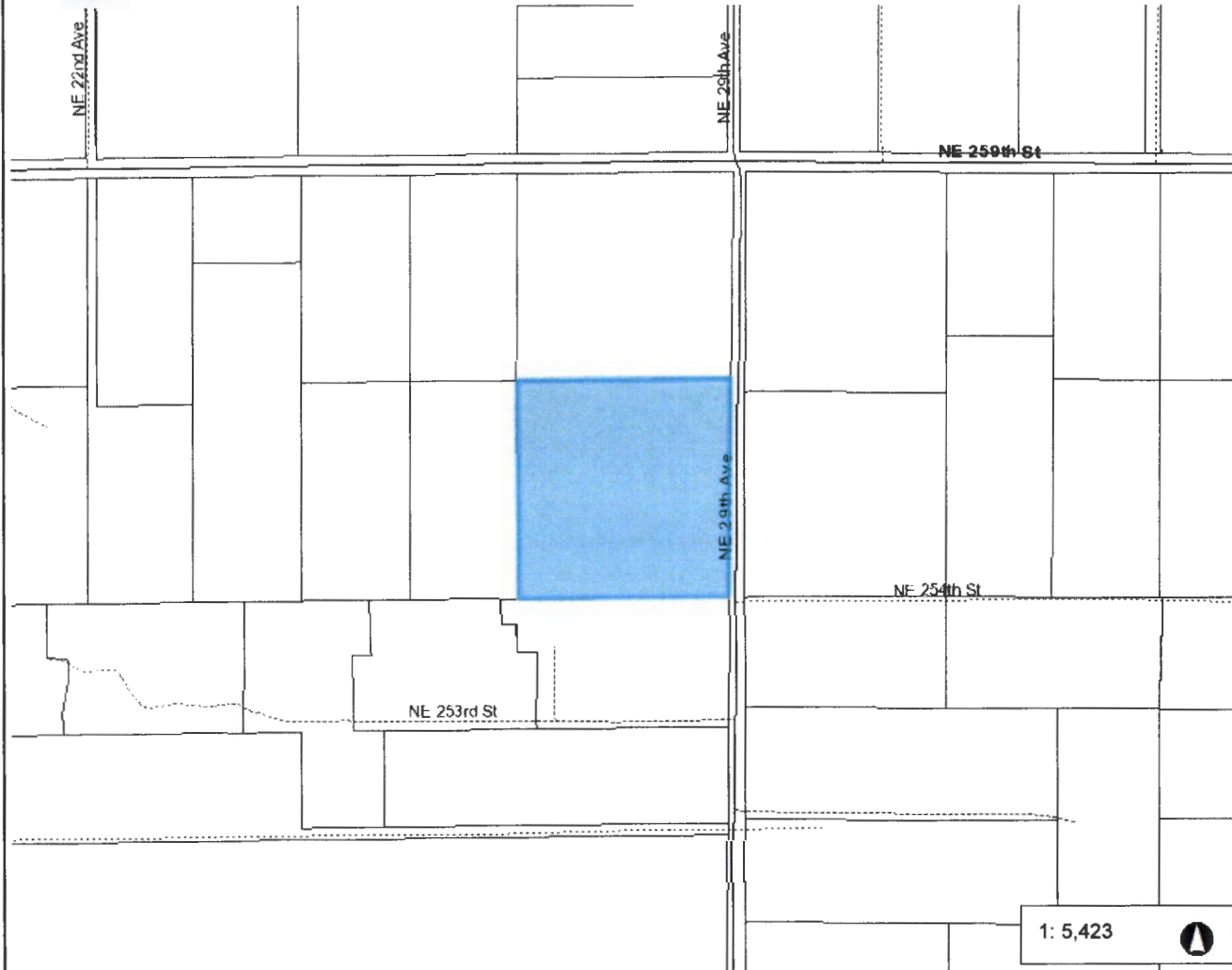
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NEWMAN SHORT PLAT



Legend

-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

1: 5,423



903.8 0 451.89 903.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, VA. GIS - <http://gis.clark.va.gov>

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