

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** H2 Dronen LLC  
**DATE:** October 5, 2018  
**REQUESTED ACTION:** Acceptance of Plat Recording Stonehaven Subdivision  
FLD2018-00039  
 Consent  Hearing  County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Stonehaven Subdivision ~  
PLD2017-00045 ~ FLD2018-00039

**Project review:** The application vested on September 12, 2017. A pre-application conference was held September 15, 2016; Preliminary approval was issued on November 29, 2017. Final engineering approval was granted June 12, 2018.

**Zoning: R1-5; Lot Size:** The R1-5 zone has a minimum average lot area of 5000 square feet and a maximum average lot area of 7000 square feet. **Actual Lot Size:** Parcels range in size from 4311 square feet to 10,957 square feet.

All lots in this plat are above the minimum average of 5,000 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 November 14, 2017. Notice of the application and hearing were posted on the site by the applicant on November 13, 2018.

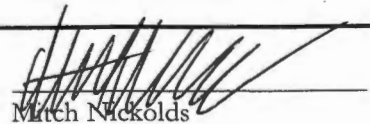
### DISTRIBUTION:

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

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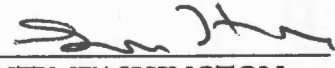


Melissa Curtis  
Planner  
Community Development



Mitch Nickolds  
Director  
Community Development

Staff Contact: Harriet Padmore, Ext.5071  
Maria Rennaker, Ext. 4955  
Shana Lazzarini, Ext. 4993

APPROVED:   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

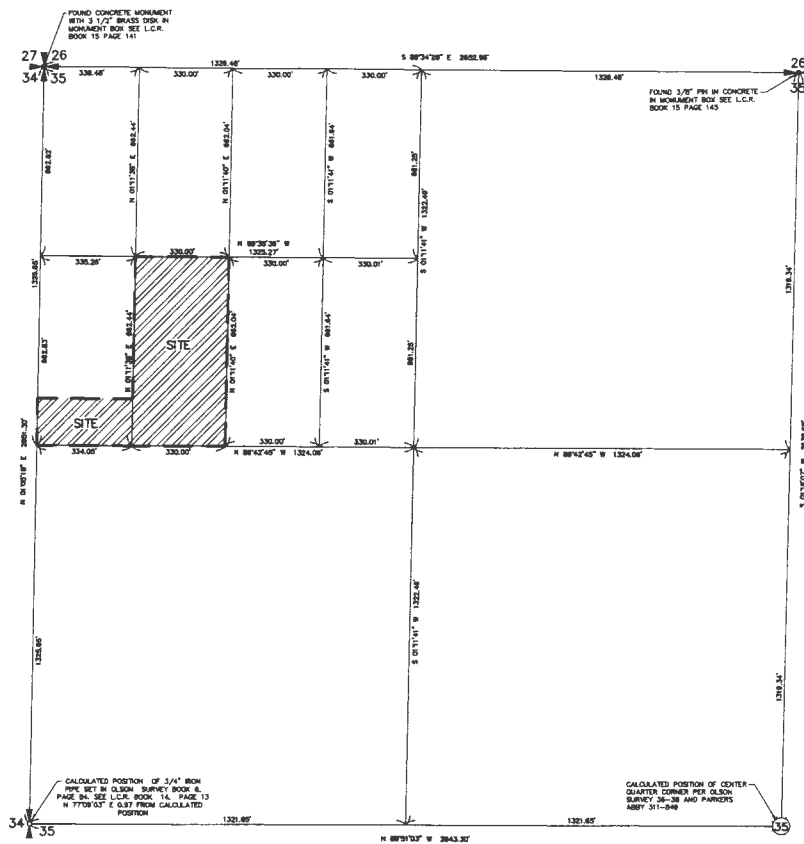
DATE: 11-28-18

SR# \_\_\_\_\_

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**PLAT NOTES:**

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- 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, REPAIRING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOT CONTAINING PAVEMENT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. 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.
- IN ACCORDANCE WITH CCC 40.810, AND EXCEPT FOR LOT 2 DESIGNATED ON THE FINAL PLAT AS BANNED, IMPACT FEES SHALL BE ASSESSED, DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS TO MITIGATE FOR IMPACT ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES IN THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (5P), PARK DISTRICT 5 (5P) AND ORCHARD SUE-AREA (1P). PURSUANT TO CCC 40.810(4), IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME BUILDING PERMITS ARE ISSUED.
- 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 IMPROVEMENT AND/OR FINES.
- CLARK COUNTY HABITAT CONSERVATION ORDINANCE (CCC CHAPTER 40.440) REQUIRES PRIORITY HABITAT AREAS 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 PRIORITY HABITAT AREAS IDENTIFIED ON THE FACE OF THE PLAT.
- NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 132ND AVENUE.
- ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
- 48' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
- ROOF AND GRASS SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLAN, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- TRACT "B" IS A 20' PRIVATE DRIVEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 10 THRU 13 TO BE OWNED BY LOTS 10 THRU 13 AND MAINTAINED BY LOTS 10 THRU 13 WITH ANY ACCESS AND INSPECTION EASEMENT GRANTED TO CLARK COUNTY, AND A ACCESS, INSPECTION AND MAINTENANCE EASEMENT GRANTED TO CLARK PUBLIC UTILITIES AND CLARK REGIONAL WASTE WATER DISTRICT, WITH THIS PLAT.
- TEMPORARY TURFING EASEMENT TO BE AUTOMATICALLY RELINQUISHED AT THE TIME OF ROAD EXTENSION.
- 20' FOOT ACCESS EASEMENT GRANTED TO DRAINAGE IMPROVEMENT DISTRICT NO. 5 OF CLARK COUNTY WITH THIS PLAT.
- TRACT "A" IS A PRIVATE STORM WATER FACILITY TO BE OWNED AND MAINTAINED BY THE STONEHAVEN HOMEOWNERS ASSOCIATION WITH AN INSPECTION EASEMENT GRANTED TO CLARK COUNTY WITH THIS PLAT.
- 20.00' ACCESS, INSPECTION AND MAINTENANCE EASEMENT GRANTED TO CLARK PUBLIC UTILITIES AND CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.
- 5.00' x 15.00' WATER METER EASEMENT FOR THE PURPOSE OF ACCESS, INSPECTION, MAINTENANCE AND RIGHTS TO PROTECT SUCH PIPELINE FROM DAMAGE, GRANTED TO CLARK PUBLIC UTILITIES WITH THIS PLAT.
- 5.00' PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 8, 10, 25 AND 26 TO BE MAINTAINED BY LOTS 8, 10, 25 AND 26 WITH A STORM MAINTENANCE EASEMENT GRANTED TO THE STONEHAVEN HOMEOWNERS ASSOCIATION WITH THIS PLAT.
- 5.00' ACCESS, INSPECTION AND MAINTENANCE EASEMENT GRANTED TO CLARK PUBLIC UTILITIES AND CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.
- BUILDING ENVELOPES: NO DEVELOPMENT SHALL OCCUR OUTSIDE OF THE BUILDING ENVELOPES SHOWN ON THE FACE OF THE PLAT. DEVELOPMENT OUTSIDE OF BUILDING ENVELOPE SHALL REQUIRE CONSULTATION WITH COUNTY WETLAND/HABITAT REVIEW STAFF INCLUDING THE POTENTIAL FOR ADDITIONAL PERMITTING AND OR MITIGATION REQUIREMENTS.



**STONEHAVEN SUBDIVISION**

A SUBDIVISION IN A PORTION  
IN A PORTION OF THE NW 1/4  
OF SECTION 35  
T. 3 N., R 2 E., W. M.,  
CLARK COUNTY, WASHINGTON  
SHEET 1 OF 2

**CLARK COUNTY PLANNING DIRECTOR:**

APPROVED BY: \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**

THIS PLAT MEETS THE REQUIREMENTS OF RCW 56.17.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS \_\_\_\_\_ STONEHAVEN SUBDIVISION  
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:**

DATE \_\_\_\_\_

**CLARK COUNTY ENGINEER:**

**CLARK COUNTY ENGINEER:**

DATE \_\_\_\_\_

**CLARK COUNTY HEALTH DEPARTMENT:**

LOTS \_\_\_\_\_ THRU \_\_\_\_\_ ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

**CLARK COUNTY HEALTH OFFICER:**

DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE:**

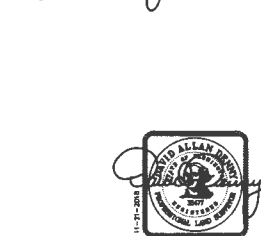
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_ HUNTON DEVELOPMENT  
AUDITOR'S FILE NUMBER \_\_\_\_\_

**CLARK COUNTY AUDITOR:**

**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 DENNY, PROFESSIONAL LAND SURVEYOR  
PLS # 35477  
DATE 11-21-2018

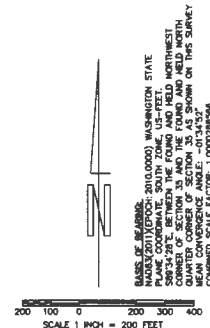


**SURVEY REFERENCES:**

- D.DENNY SURVEY BOOK 63 PAGE 75
- OLSON SURVEY BOOK 36 PAGE 38
- HAGGSDORN SURVEY BOOK 58 PAGE 75
- MARBELLA TOWNHOME BOOK 311 PAGE 844
- AVALON GRAND PHASE 4 BOOK 311 PAGE 810
- AVALON GRAND PHASE 5 BOOK 311 PAGE 811
- HART SURVEY BOOK 21 PAGE 116
- PARKERS ABBY PHASE 1 BOOK 311 PAGE 848

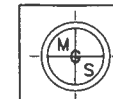
**DEED REFERENCE:**

GRANTOR: SELMER E. DRONEN  
GRANTEE: SELMER E. DRONEN  
APR: 4773914  
DATE: 8-27-2011  
GRANTOR: ALBERT L. HELP  
GRANTEE: ALBERT L. HELP  
APR: 3328477  
DATE: 6-05-2001



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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 02-20-17.



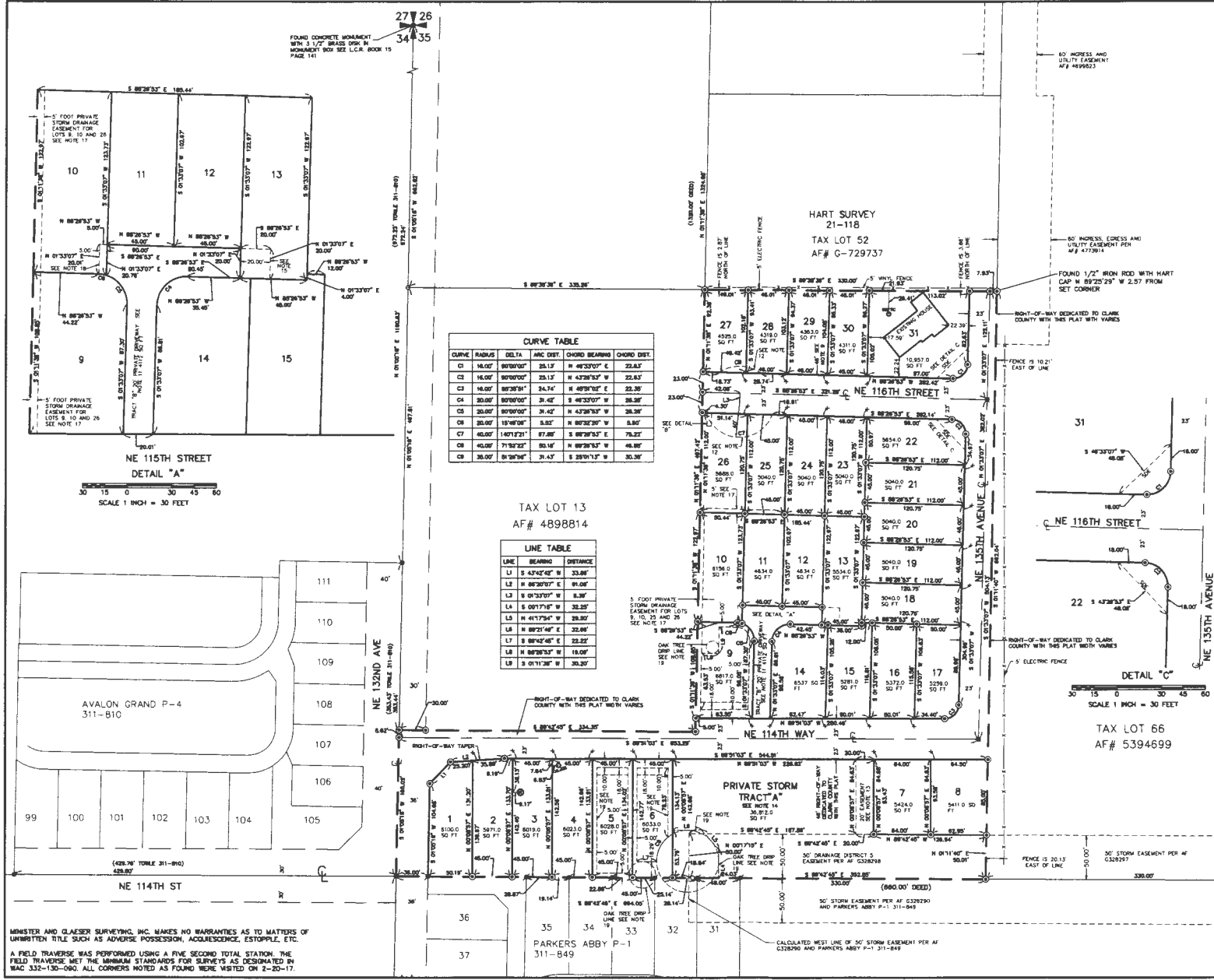
**MINISTER-GLAESER SURVEYING INC.**

2230 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 684-3313

JOB NO. 17-048  
DATE: 4-04-18  
CALC BY: DAD  
DRAWN BY: DEE  
CHECKED BY: DAD  
FILE: 17048PLAT

# STONEHAVEN SUBDIVISION

A SUBDIVISION IN A PORTION  
IN A PORTION OF THE NW 1/4  
OF THE NW 1/4  
OF SECTION 35  
T. 3 N., R 2 E., W. M.,  
CLARK COUNTY, WASHINGTON  
SHEET 2 OF 2



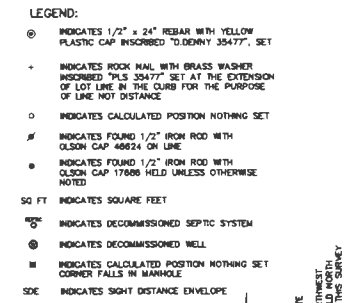
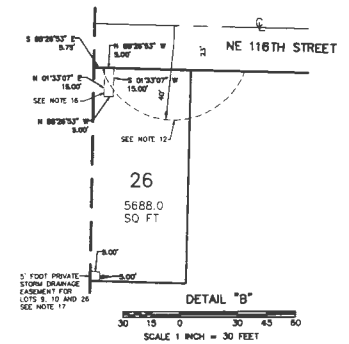
**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	16.00'	80°00'00"	25.13'	N 43°29'07" E	22.87'
C2	16.00'	80°00'00"	25.13'	N 43°29'07" E	22.87'
C3	16.00'	80°00'00"	25.13'	N 43°29'07" E	22.87'
C4	30.00'	80°00'00"	31.42'	N 48°23'07" W	28.28'
C5	30.00'	80°00'00"	31.42'	N 48°23'07" W	28.28'
C6	30.00'	118°48'00"	53.82'	N 80°23'20" W	53.80'
C7	40.00'	140°12'21"	67.88'	S 80°23'20" E	78.22'
C8	40.00'	71°52'22"	53.18'	N 80°23'20" W	48.89'
C9	30.00'	81°28'34"	31.43'	S 28°01'13" W	30.26'

TAX LOT 13  
AF# 4898814

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 47°42'45" E	33.89'
L2	N 88°20'07" E	91.00'
L3	S 01°23'07" W	8.28'
L4	S 00°17'18" W	38.28'
L5	N 41°17'34" W	28.28'
L6	N 80°23'20" E	32.89'
L7	S 80°48'45" E	22.22'
L8	N 80°23'20" W	18.00'
L9	S 01°11'28" W	30.26'



- LEGEND:**
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
  - + INDICATES ROCK MAIL WITH BRASS WASHER INSCRIBED "PLS 35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
  - INDICATES CALCULATED POSITION NOTHING SET
  - ⊞ INDICATES FOUND 1/2" IRON ROD WITH OLSON CAP 48824 ON LINE
  - INDICATES FOUND 1/2" IRON ROD WITH OLSON CAP 17898 HELD UNLESS OTHERWISE NOTED
  - 50 FT INDICATES SQUARE FEET
  - ⊞ INDICATES DECOMMISSIONED SEPTIC SYSTEM
  - ⊙ INDICATES DECOMMISSIONED WELL
  - ⊞ INDICATES CALCULATED POSITION NOTHING SET CORNER FALLS IN MARSH
  - SDE INDICATES SIGHT DISTANCE ENVELOPE



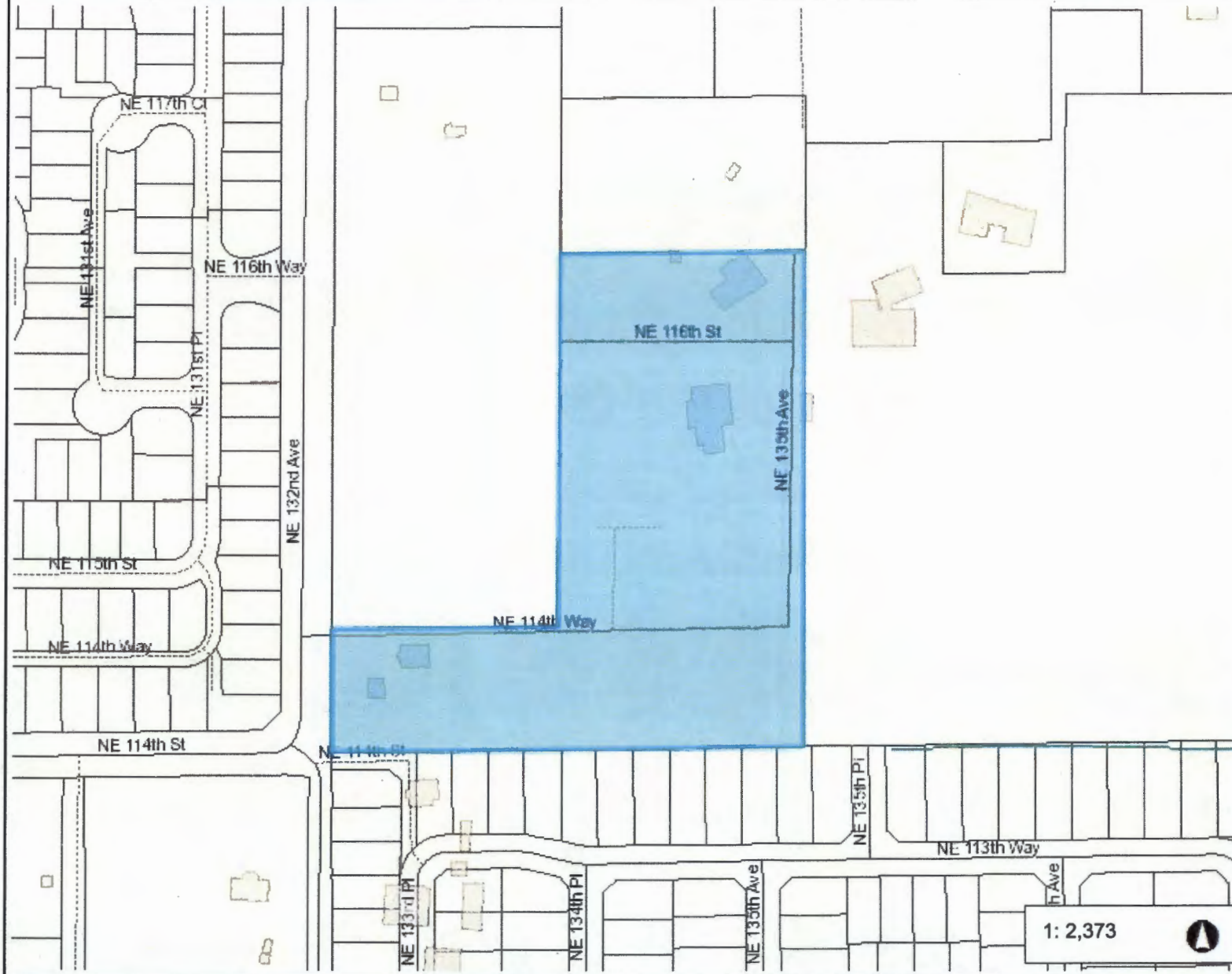
**MINISTER-GLAESER SURVEYING INC.**  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 884-3313

JOB NO. 12-296  
DATE: 4-24-18  
CALC BY: DAD  
DRAWN BY: DED  
CHECKED BY: DAD  
FILE: 12048PLA1

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# Stonehaven Subdivision



### Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 2,373



395.5 0 197.74 395.5 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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