

CLARK COUNTY  
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - NOVEMBER 18, 2014

REQUEST: Acceptance of Plat for Recording – FIELDSTONE ESTATES  
SUBDIVISION PHASE 1

CHECK ONE:  Consent  Chief Administrative Officer

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of Fieldstone Estates Subdivision Ph1 FLD2014-00023 PLD2008-00051

**Zoning:** R1-10 Single Family Residential using the density transfer provisions of 40.220.010.C.5;  
**Perimeter Lots** - The subject property is larger than 2.5 acres and Per CCC 40.220.010.C.5.b.(4), resulting lots abutting adjacent single family zoned properties must be at least 9,000 square feet (90% of 10,000). In addition, these parcels shall have a minimum lot depth of 72 ft and a minimum lot width of 70 ft. **Interior Lots** - Average lot width 70 ft; Average lot depth 50 ft; Minimum usable lot area 4,000 sq ft. **Actual Lot Size:** Parcels range in size from 6,969 and 11,929 square feet. **Exceptions:** None;  
**Project Start:** The application vested on April 2, 2008, Pre-application conference was held April 24, 2008 Final order of conditional approval was February 3, 2009.

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Greater Brush Prairie Neighborhood Association, and property owners located within 300 feet of the site on November 10, 2008. One sign was posted on the subject property and two others within the vicinity on January 7, 2009.

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS:**  Yes (See Attached Fiscal Impacts Form)  No

**ACTION REQUESTED:** It is recommended that the Board accept the plat of for recording.

**Attachment A:** Vicinity Map

**Attachment B:** Plat Map (information only, not for recording)

**DISTRIBUTION:** Please forward a copy of the approved staff report to Public Works Development Engineering.

Ali Safajani for Greg Shafer  
Greg Shafer, P.E.  
Development Engineering Manager

Heath H. Henderson  
Heath H. Henderson, P.E.  
Public Works Director/County Engineer  
GS/HH/hp

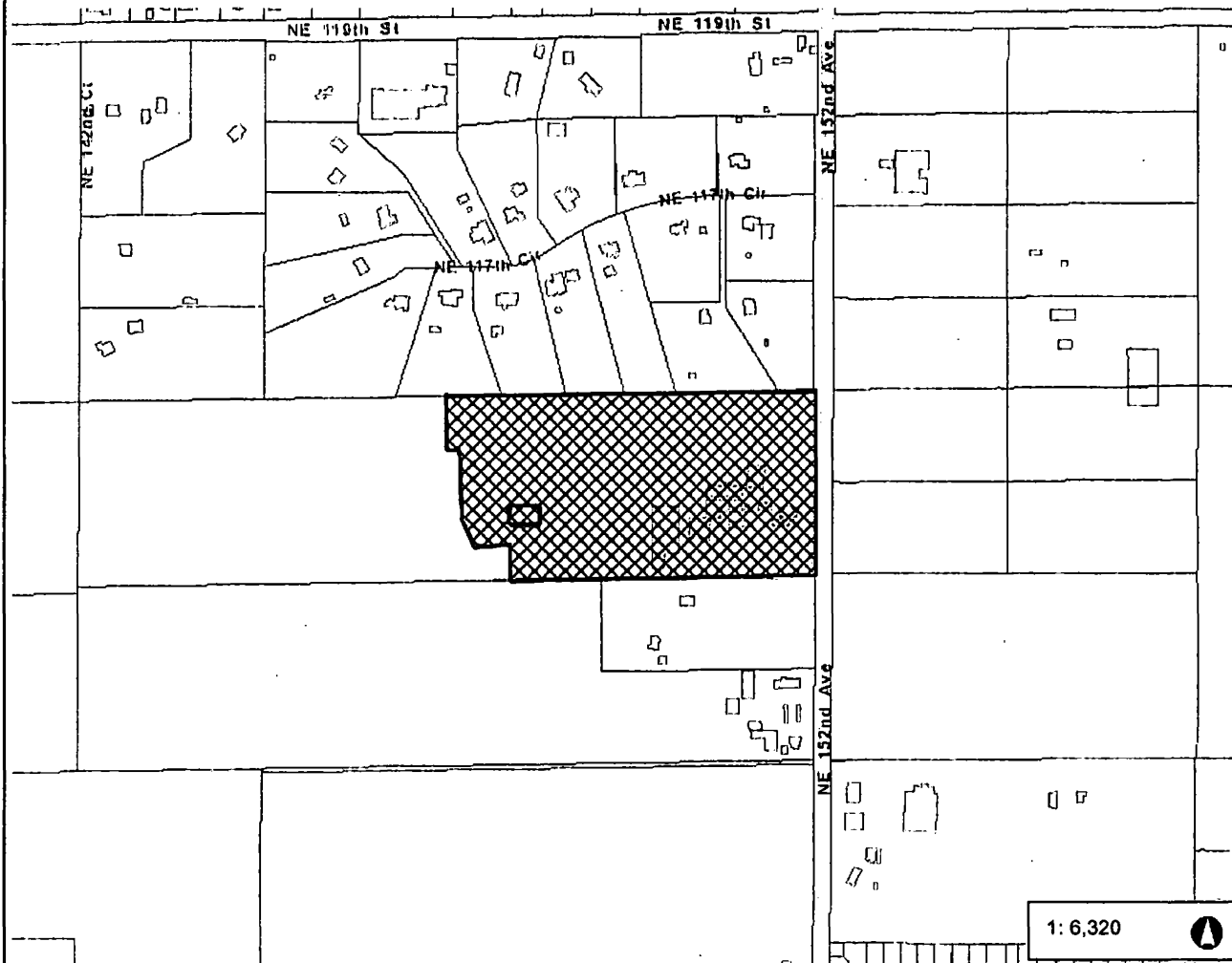
APPROVED: Tom Mielke  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

11/18/14 SR 266-14

PSC 14-127



# ATTACHMENT A: FIELDSTONE ESTATES PHASE 1



- Legend**
- Building Footprints
  - Taxlots
  - County Outline
  - World Street Map

**Notes:**

1: 6,320

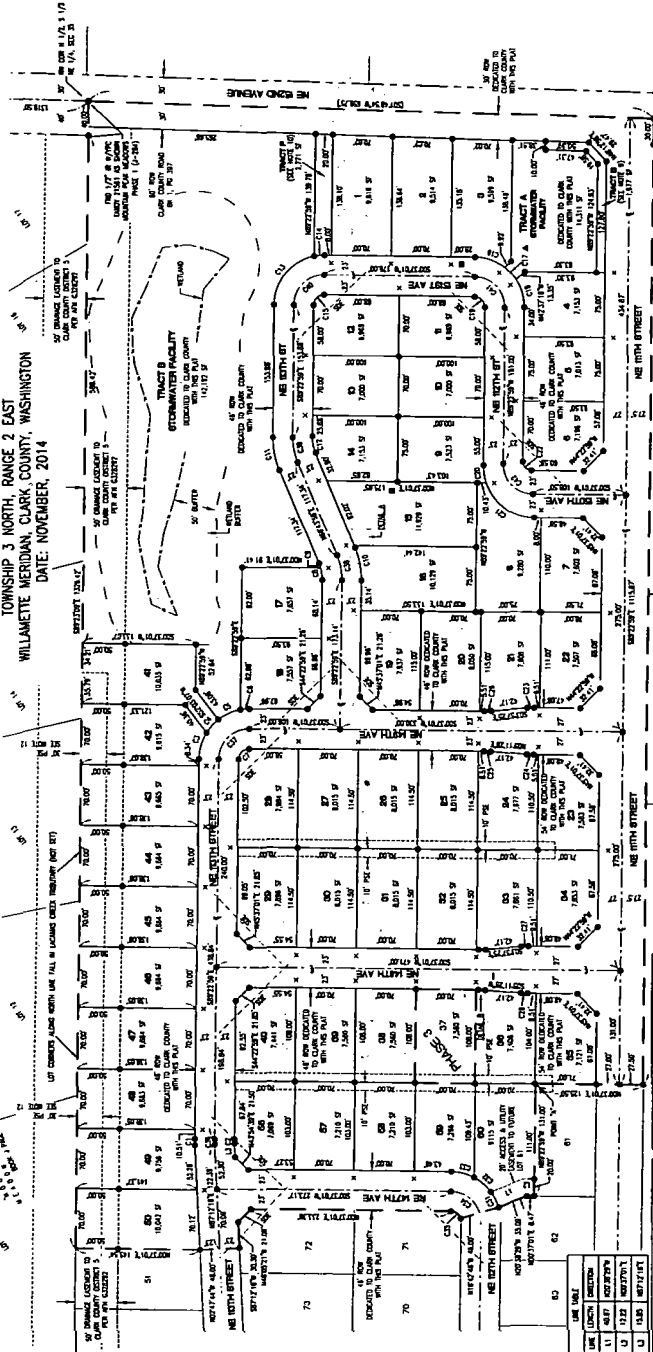


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

# FIELDSTONE ESTATES SUBDIVISION PHASE I

PRELIMINARY APPROVED AS "SCHOPEN" SUBDIVISION  
 IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 35  
 TOWNSHIP 3 NORTH, RANGE 2 EAST  
 WILLAMETTE MERIDIAN, CLATSOP COUNTY, WASHINGTON  
 DATE: NOVEMBER, 2014



**PLAT NOTES**

1. THESE NOTES ARE THE PROPERTY OF THE SUBDIVIDER.
2. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
3. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
4. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
5. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
6. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
7. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
8. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
9. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
10. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
11. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.
12. THE SUBDIVIDER HAS BEEN ADVISED BY THE CLATSOP COUNTY HEALTH DEPARTMENT THAT THE PROPOSED SUBDIVISION SHALL BE SUBJECT TO COUNTY AND STATE HEALTH REGULATIONS AND REQUIREMENTS FOR CONSTRUCTION OF A CLATSOP COUNTY HEALTH DEPARTMENT APPROVED SEWER TREATMENT PLANT.

LOT	AREA (SQ FT)	AREA (AC)	OWNER
1	10,000	0.23	ACRES
2	10,000	0.23	ACRES
3	10,000	0.23	ACRES
4	10,000	0.23	ACRES
5	10,000	0.23	ACRES
6	10,000	0.23	ACRES
7	10,000	0.23	ACRES
8	10,000	0.23	ACRES
9	10,000	0.23	ACRES
10	10,000	0.23	ACRES
11	10,000	0.23	ACRES
12	10,000	0.23	ACRES
13	10,000	0.23	ACRES
14	10,000	0.23	ACRES
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30	10,000	0.23	ACRES
31	10,000	0.23	ACRES
32	10,000	0.23	ACRES
33	10,000	0.23	ACRES
34	10,000	0.23	ACRES
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40	10,000	0.23	ACRES
41	10,000	0.23	ACRES
42	10,000	0.23	ACRES
43	10,000	0.23	ACRES
44	10,000	0.23	ACRES
45	10,000	0.23	ACRES
46	10,000	0.23	ACRES
47	10,000	0.23	ACRES

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

COUNTY COMMISSIONER: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY DEPARTMENT OF PUBLIC WORKS: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY HEALTH DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY AUDITOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED LAND IS THE PROPERTY OF \_\_\_\_\_ AND THAT THE SAME IS SUBJECT TO THE PLAT OF \_\_\_\_\_.

DATE: \_\_\_\_\_

**AKS**

PLANNING ARCHITECTURE

LANDSCAPE ARCHITECTURE

REGISTERED ARCHITECT

REGISTERED LANDSCAPE ARCHITECT

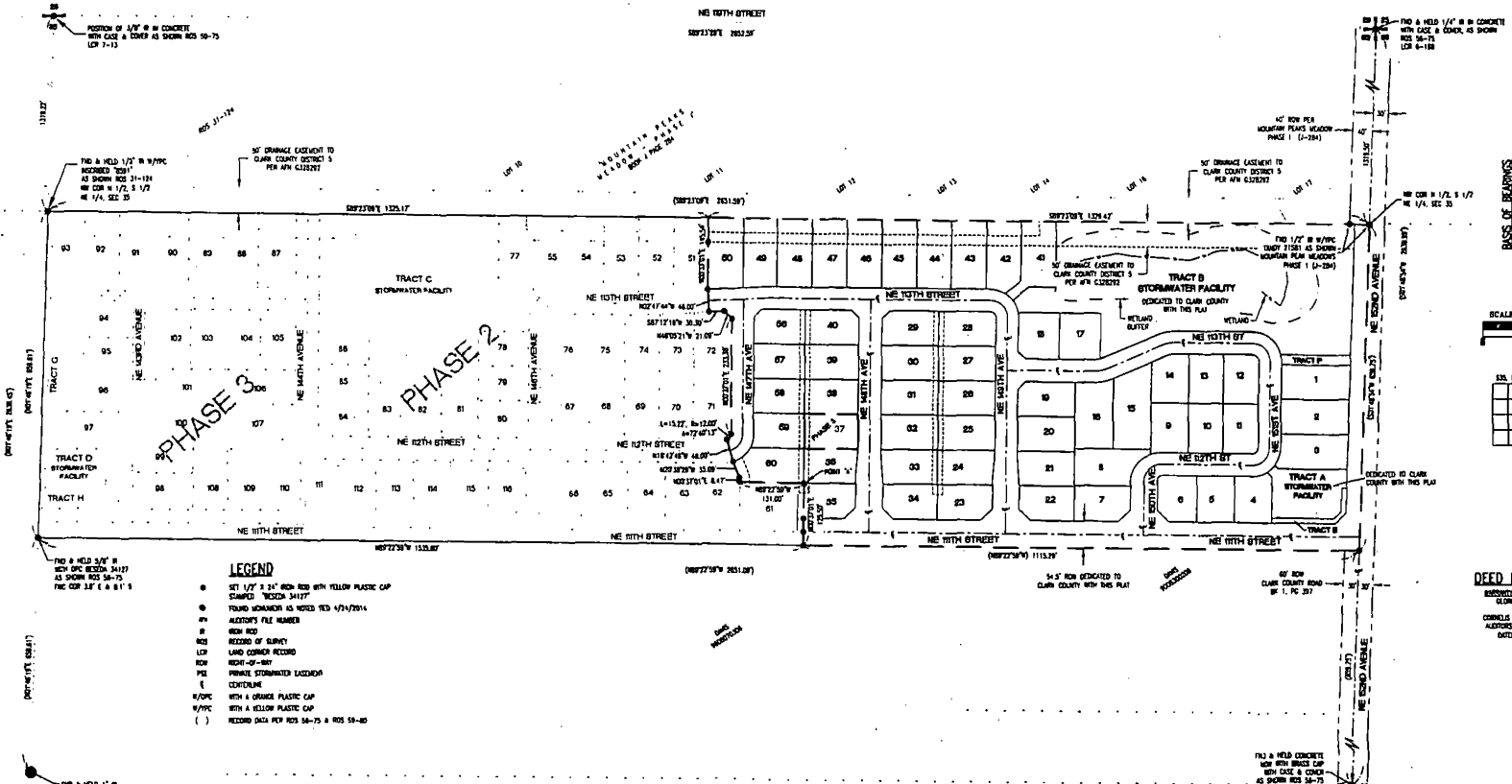
REGISTERED FORESTER

REGISTERED ENGINEER

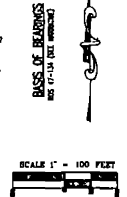
REGISTERED SURVEYOR

# FIELDSTONE ESTATES SUBDIVISION

PRELIMINARY APPROVED AS "SCHOEN SUBDIVISION"  
 IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 35  
 TOWNSHIP 3 NORTH, RANGE 2 EAST  
 WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON  
 DATE: NOVEMBER, 2014



- LEGEND**
- SET 1/2" x 3/4" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WOODEN 34127"
  - FOUND SCREWDRIVER AS NOTED VED 4/74/2014
  - ▲ ALCOY'S FILE NUMBER
  - IR IRON ROD
  - RS RECORD OF SURVEY
  - LCR LAND CORNER RECORD
  - RDW RIGHT-OF-WAY
  - PLF PRIVATE STORMWATER FACILITY
  - CENTERLINE
  - WITH A GRANGE PLASTIC CAP
  - WITH A YELLOW PLASTIC CAP
  - ( ) RECORD DATA PER RDS 58-75 & RDS 59-80



**DEED REFERENCES**  
 SHERWOOD DISTRICTAL DEED  
 ALGONIA W. DUBOIS  
 TO  
 CORNELLUS AND PAULA SCHENK  
 ALGONIA FILE NO. 3477337  
 DATED 07/15/2002

**LAND SURVEYOR'S CERTIFICATE**

I, CARA A. BECKER, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF APRIL, 2014-NOVEMBER 2014. THAT THE DISTRICTAL CORNERS AND MONUMENTS ARE SHOWN HEREON CORRECTLY, AND THE CORNERS STATED ON THE GROUND ARE DEPICTED ON THE PLAT.



PROFESSIONAL LAND SURVEYOR      DUT

PAGE 2 OF 2

FIELDSTONE ESTATES SUBDIVISION	AKS CHOKINGHAM AND FORESTRY, LLC
JOB NAME: SUBDIVISION	8800 NE 128TH AVE
JOB NUMBER: 21179/1877	DATE: 2/20
DRAWN BY: SPW	VANCOUVER, WA 98642
CHECKED BY: CAB	PHONE: 360.882.0415
DRAWING NO.: 1877SP2AT	FAX: 360.882.0428
	WWW.AKS-USA.COM
	ENGINEERING • PLANNING • SURVEYING
	FORESTRY • LANDSCAPE ARCHITECTURE

