

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Fieldstone Estates, Inc
DATE: Final Plat Consent Agenda – October 4, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2016-00022 Fieldstone Estates Subdivision Phase III
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Fieldstone Estates Subdivision Phase III FLD2016-00022/PLD2008-00051

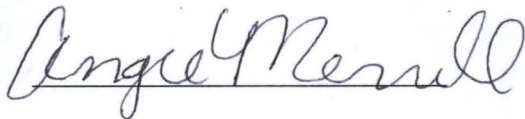
Zoning: R1-10; **Lot Size:** The minimum average lot area of 10,000 square feet and the maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 7,560 square feet to 12,835 square feet. **Exceptions:** None; **Project Start:** The application vested on April 2, 2008, Pre-application conference was held April 24, 2008, Final order of Subdivision Review approval was February 3, 2009.

COMMUNITY OUTREACH

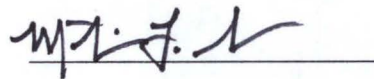
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the November 10, 2008, and property owners located within 300 feet of the site on November 10, 2008. A notice of hearing was posted on the site on November 18, 2008.

DISTRIBUTION:


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



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

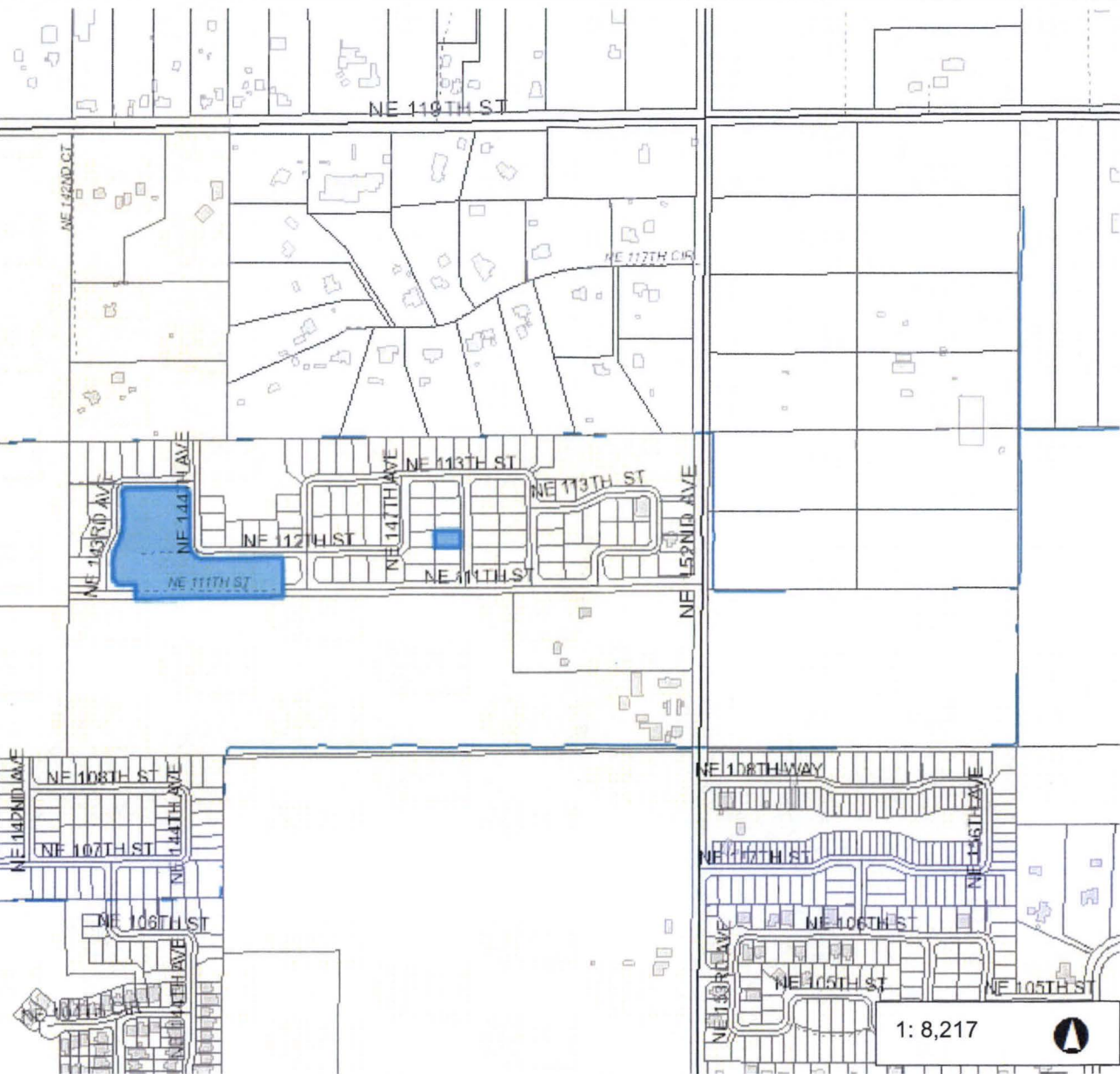
DATE: 10-4-16

SR 210-16



*mj
ok*

Vicinity Map

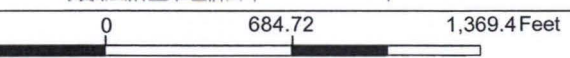


Legend

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

Notes:

1: 8,217



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 III

PRELIMINARY APPROVED AS "SCHOEN SUBDIVISION"
IN A PORTION OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4
OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
SEPTEMBER 2016

ON NS 40-00-00 (SEE NEARBY)
BASIS OF BEARING

SCALE 1" = 60 FEET



DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: [Signature] DATE: 9/15/16
CLARK COUNTY PLANNING DIRECTOR

COUNTY ASSESSOR

THIS PLAN MEETS THE REQUIREMENTS OF RCW 56.17.010, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "FIELDSTONE ESTATES SUBDIVISION PHASE III" PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR

APPROVED AND ACCEPTED BY THE BOARD OF CLARK COUNTY COUNCILORS,
CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2016

CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS

ATTESTED BY: _____
DEPUTY CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

COUNTY DEPARTMENT OF PUBLIC WORKS

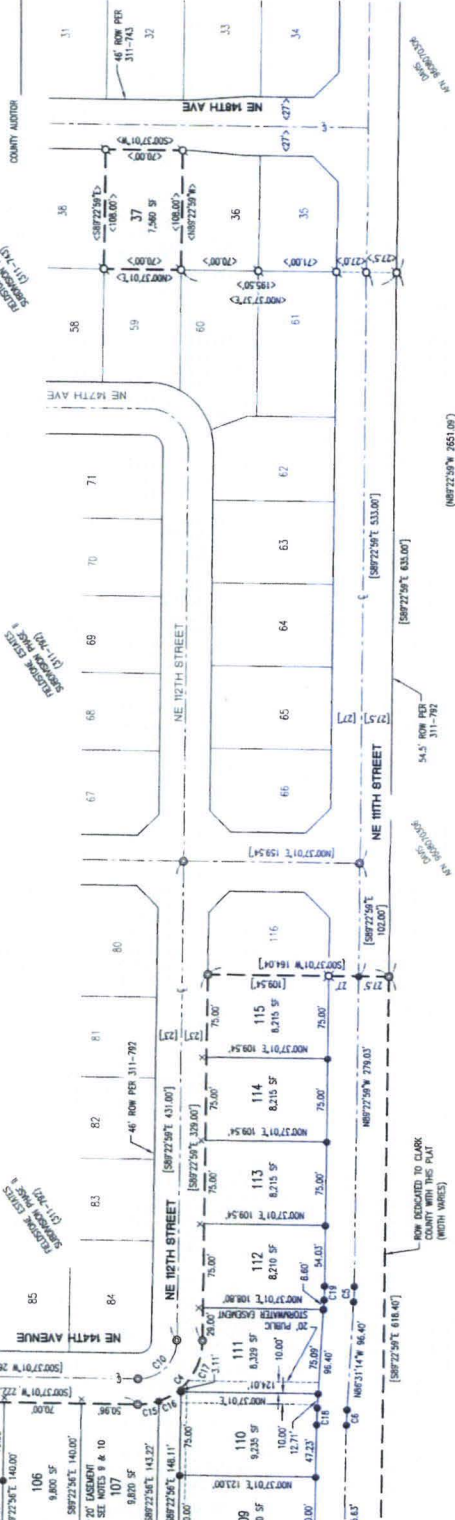
APPROVED BY: [Signature] DATE: 9/15/16
CLARK COUNTY ENGINEER

COUNTY HEALTH DEPARTMENT

LOTS 98 THROUGH 115, AND LOT 37 ARE APPROVED IN GENERAL. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPROVEMENT AND/OR PERMIT APPLICATION. APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM AS SHOWN.

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016
IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF MEL SCHOEN,
AUTHOR'S FILE NUMBER _____



PLAT NOTES

- 1. MOBILE HOMES ARE NOT PERMITTED ON ANY LOT IN THIS SUBDIVISION, SUBJECT TO THE REQUIREMENTS OF CCC 66.200.130.
- 2. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF IMPLEMENTING THE DEVELOPMENT ACTIVITY, THE DEVELOPER SHALL IMMEDIATELY NOTIFY THE WASHINGTON STATE DEPARTMENT OF CULTURAL HERITAGE AND THE CLARK COUNTY HISTORIC AND ARCHAEOLOGICAL SOCIETY OF ANY SUCH FINDINGS. THESE STATE REQUIREMENTS SHALL BE MOVED FORWARD TO COMPLY WITH THESE REQUIREMENTS AND SHALL CONSTITUTE A CLASS C EASEMENT, SUBJECT TO IMPROVEMENT AND/OR FINES.
- 3. NO CLEARING OF ANY KIND SHALL TAKE PLACE DURING OR AFTER CONSTRUCTION WITHOUT AN APPROVED INHERIT PERMIT.
- 4. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SUBDIVISIONS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- 5. ALL LOTS ARE TO BE IMPROVED WITH WATER AND SEWER SERVICE. (a) CONSTRUCTION OF TRUNK LINES SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION OF LOTS. (b) WATER, CABLE, TELEPHONE, TV, CABLE, WATER AND SANITARY SERVICES, ALSO, A SPOKE LINE, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE PROVIDED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- 6. NO DIRECT ACCESS IS ALLOWED ONTO OR TO THE FRONT STREET FROM LOTS 87, 108-115.
- 7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 8. 20' PRIVATE STORMWATER EASEMENT AND 25' SANITARY SEWER EASEMENT TO CLARK COUNTY PUBLIC UTILITY DISTRICT.
- 9. 20' PUBLIC UTILITY EASEMENT.
- 10. 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 109 AND LOT 110.

LEGEND

- SET 1/2\"/>
- SET 1/2\"/>
- D FOUND AND HELD 1/2\"/>
- O FOUND MONUMENT AS NOTED 10/24/2014
- X FOUND MONUMENT AS NOTED 10/24/2014
- N AGENCY'S FILE NUMBER
- B ROW PIPE
- F CENTERLINE
- L ROW RECORD
- R ROW RECORD
- E RECORD OF SURVEY
- S ROW RECORD
- W/PC WITH A YELLOW PAVEMENT CAP
- () RECORD DATA PER ROW 56-75 & ROW 59-60
- () RECORD DATA PER ROW 59-60 & ROW 61-70
- () RECORD DATA PER ROW 61-70 & ROW 61-70
- () RECORD DATA PER ROW 70-75
- () RECORD DATA PER ROW 75-80
- () SET BRASS SROW WITH WAGONER INCORPORATED
- () 15 3/16\"/>

DEED REFERENCES
WARRANTY FULFILLMENT DEED
GEORGIN W. LUNNING
CORNELIS AND PAULA SCHOEN
AUDITOR'S FILE NO. 3427137
DATED 01/17/2002

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 19 RESIDENTIAL LOTS AND CREATE EASEMENTS AND LOCATE STREETS FROM A PORTION OF THE CITY SCHOEN TRACT AS SHOWN RECORDED BEARING OF SOUTH 07°45'34\"/>

LAND SURVEYOR'S CERTIFICATE

I, CARL A. BECKER, A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAN IS BASED ON AN ORIGINAL FIELD SURVEY THAT WAS CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF WHICH 2016 - SEPTEMBER 2016. THE DISTANCES AND ANGLES SHOWN ON THIS PLAN WERE MEASURED BY ME AND ALL LOT CORNERS STAKED ON THE GROUND ARE IDENTIFIED ON THE PLAN.

Carl A. Becker 9/15/16
PROFESSIONAL LAND SURVEYOR

AKS

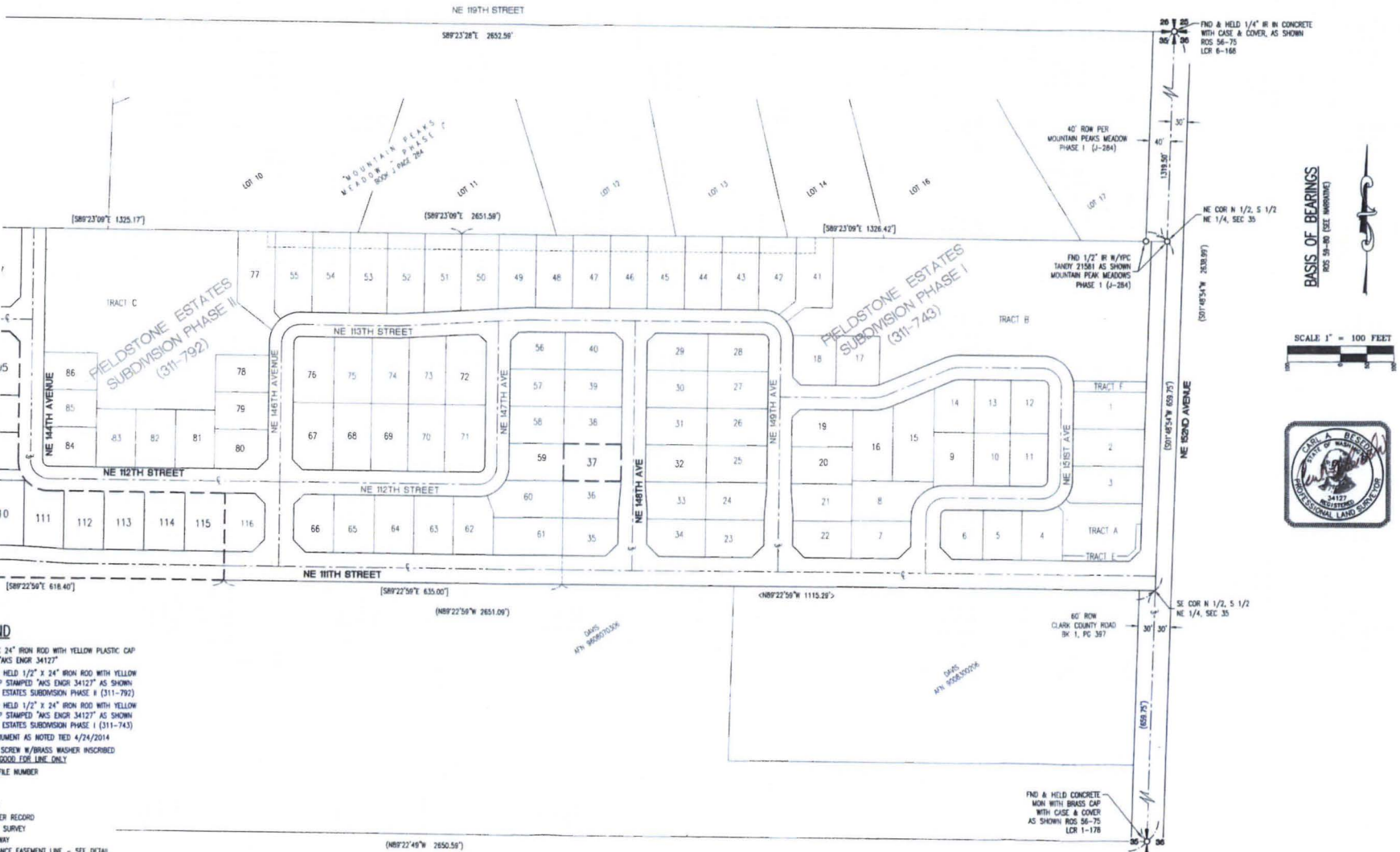
AKS ENGINEERING AND FORESTRY, LLC
1000 NE 126TH AVE
SUITE 2000
WA 98045
PHONE: 360.882.6419
FAX: 360.882.6409

CHECKED BY: CAB
DRAWN BY: SNW

PLANNING SURVEYING FORESTRY LANDSCAPE ARCHITECTURE

FIELDSTONE ESTATES SUBDIVISION PHASE III

PRELIMINARY APPROVED AS "SCHOEN SUBDIVISION"
 IN A PORTION OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4
 OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
 WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
 SEPTEMBER 2016



BASIS OF BEARINGS
 ROS 58-80 [SEE INWORKING]

SCALE 1" = 100 FEET



24" IRON ROD WITH YELLOW PLASTIC CAP
 AKS ENGR 34127
 HELD 1/2" x 24" IRON ROD WITH YELLOW
 STAMPED MARK ENGR 34127 AS SHOWN
 ESTATES SUBDIVISION PHASE II (311-792)
 HELD 1/2" x 24" IRON ROD WITH YELLOW
 STAMPED MARK ENGR 34127 AS SHOWN
 ESTATES SUBDIVISION PHASE I (311-743)
 COMMENT AS NOTED TIED 4/24/2014
 SCREW W/ BRASS WASHER INSCRIBED
 GOOD FOR LINE ONLY
 FILE NUMBER

FIELDSTONE ESTATES SUBDIVISION PH III		AKS ENGINEERING AND FORESTRY, LLC
JOB NAME:	21179	9600 NE 126TH AVE
JOB NUMBER:	SKW	SUITE 2500
DRAWN BY:	CAB	VANCOUVER, WA 98682
CHECKED BY:	CAB	PHONE: 360.882.0419
DRAWING NO.:	21179CPLAT-PHIII	FAX: 360.882.0426
		www.aks-eng.com
		ENGINEERING · PLANNING · SURVEYING
		FORESTRY · LANDSCAPE ARCHITECTURE