

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering
DATE: December 17, 2013 - Final Plat Consent Agenda
REQUEST: Acceptance of Plat for Recording Padden Employment Center South
CHECK ONE: X 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 Padden Employment – South. Zoning: GC (General Commercial) Lot Size: Ranging from 22,982 sq. ft. to 103,773 sq. ft.; Exceptions: The GC zone does not have a minimum or maximum lot area of lot dimensional requirement. Project Start: The application was vested on September 29, 2008; pre-application conference was held on October 30, 2008. The land use decision with conditions of approval was May 19, 2009. Infrastructure construction start date was June 23, 2010.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Andresen St John's Neighborhood Association, and property owners located within 300 feet of the site on February 26, 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.


Greg Shafer, P.E.
Development Engineering Manager

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

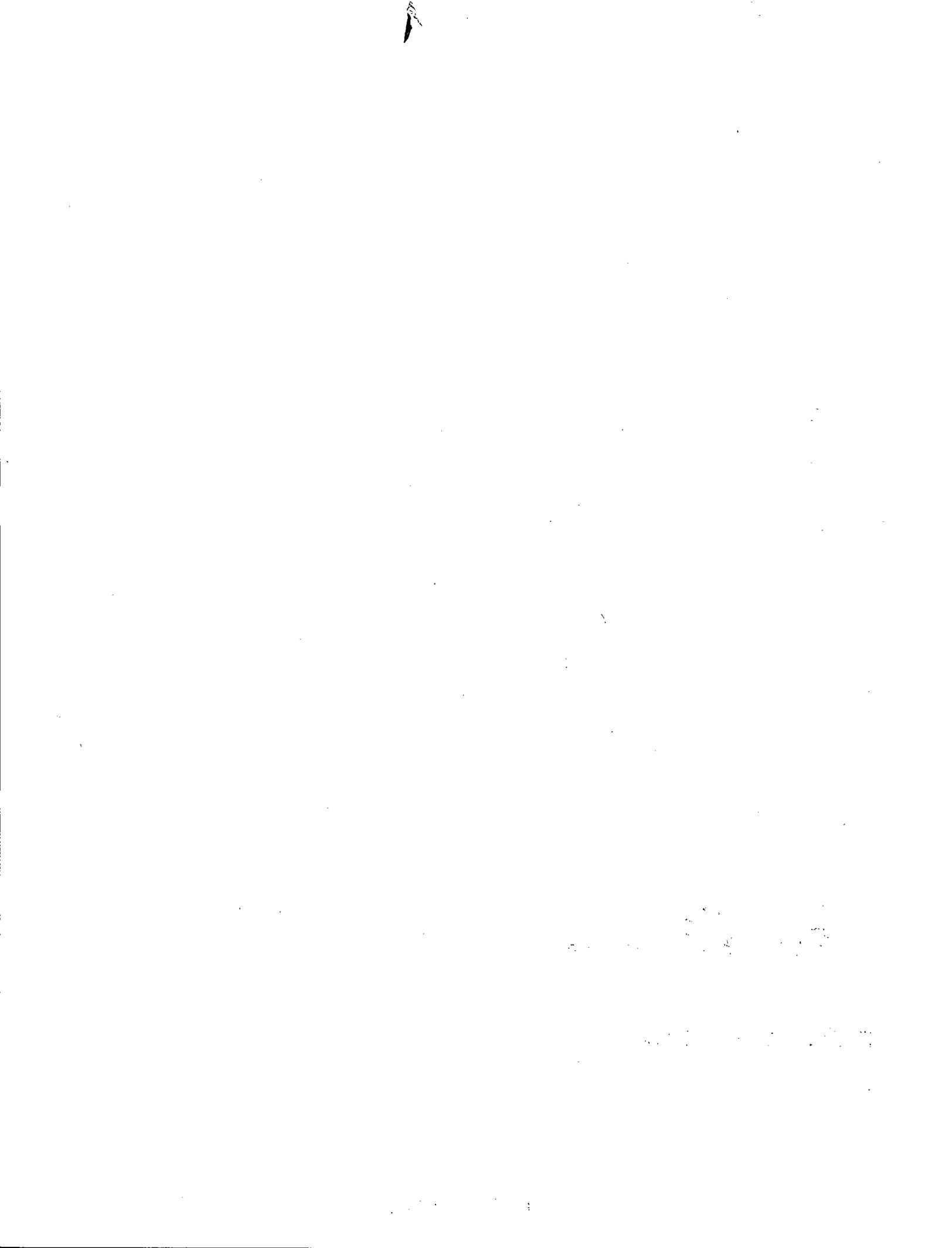

Peter Capell, P.E.
Public Works Director/County Engineer

DEC 17, 2013 SR 276-13

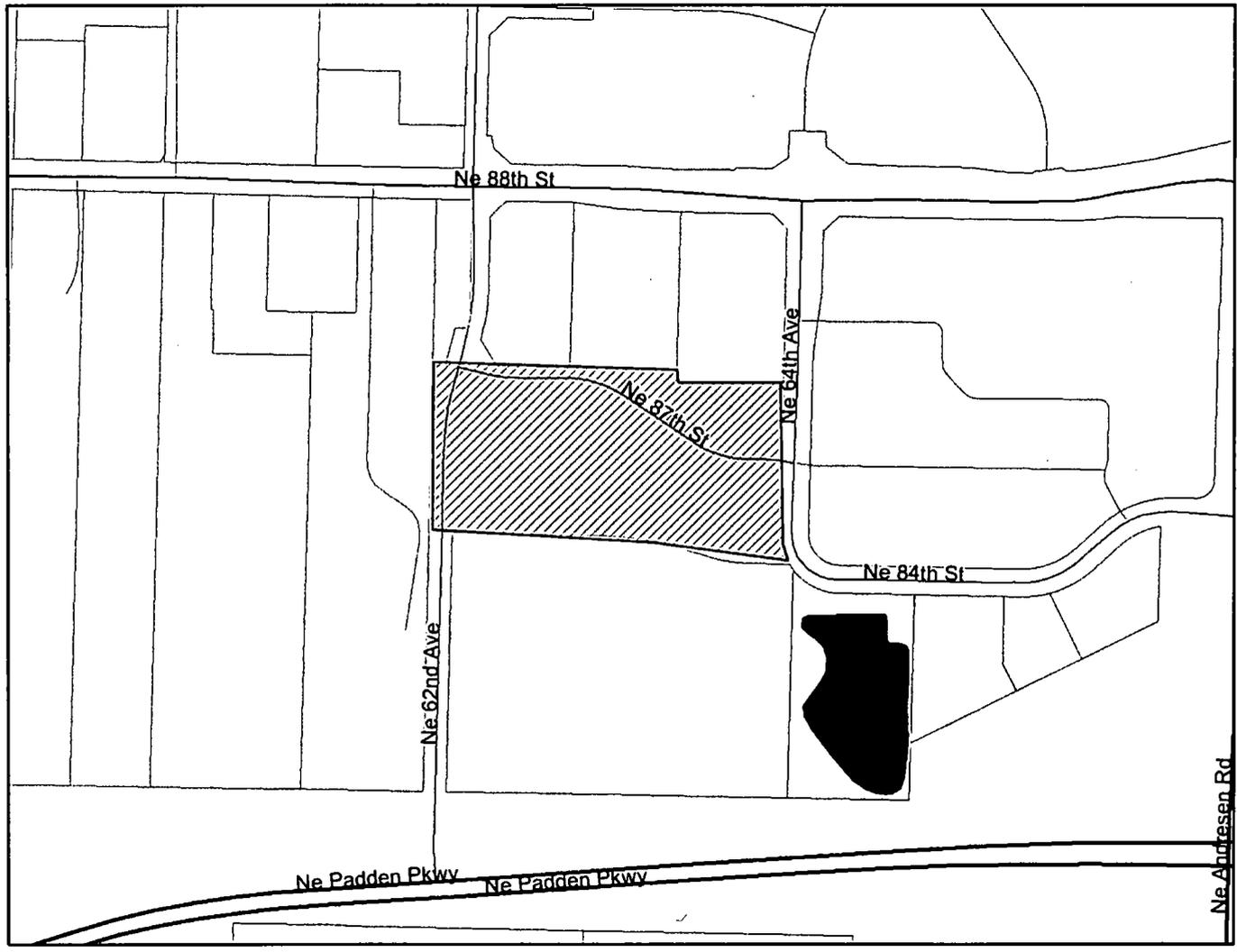
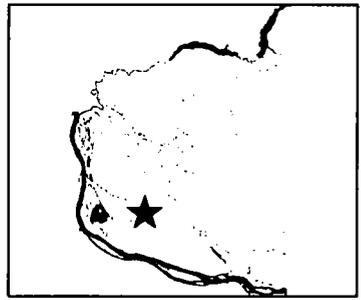
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PW 13-114



Attachment A - Padden Employment - South



Legend

- Parcels
- ▭ Roads
- ~ Alley
- ~ Arterial
- ~ DNR
- ~ DNR (Private Land)
- ~ Driveway
- ~ Interstate
- ~ Interstate Ramp
- ~ Primary Arterial
- ~ Private Roads
- ~ Private Roads w/o Names
- ~ Public Roads
- ~ SR Ramp
- ~ State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary

0 425 850 1275 ft.

Map center: 1101814, 135204



Scale: 1:4,368

This map was generated by Clark County's "Maps Online" 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.

PADDEN EMPLOYMENT CENTER SOUTH

LOCATED IN A PORTION OF THE WRIGHT DLC NO. 54, LOTS 10 AND 11 OF THE WRIGHT HOMESTEAD LOTS, LOT 2 OF SHORT PLAT BOOK 3 PAGE 540, IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: _____ DATE _____
CLARK COUNTY PLANNING DIRECTOR

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ DATE _____
CLARK COUNTY ENGINEER

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF WASHINGTON.

TO BE KNOWN AS SHORT PLAT NO. _____ COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2012

IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF PDC DEVELOPMENT LLC

AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR

COUNTY COMMISSIONERS

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS.

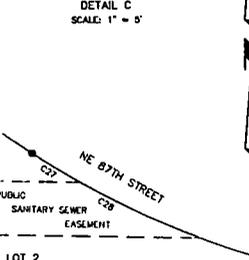
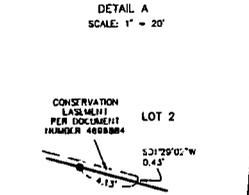
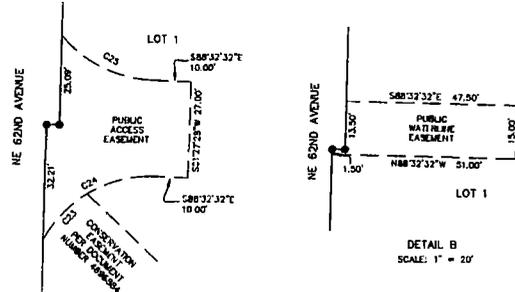
COUNTY OF CLARK, STATE OF WASHINGTON, THIS _____ DAY OF _____ 2012

CHAIR OF THE BOARD ATTEST: _____
CLERK TO THE BOARD

COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 4 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

Caleb L. Soder, P.E. 12/9/12
COUNTY HEALTH OFFICER DATE



CURVE	DELTA	LENGTH	RADIUS	CHORD
C23	307°38'	17.82'	33.00'	54.3150'±
C24	83°22'	36.90'	33.00'	54.3150'±
C25	182°21'	29.80'	33.00'	54.3150'±
C26	117°38'	18.28'	225.00'	54.3150'±
C27	336°23'	13.80'	225.00'	54.3150'±
C28	87°22'	36.84'	225.00'	54.3150'±

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 AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, 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.
- PADDEN EMPLOYMENT CENTER SOUTH LOT OWNERS (OR SUCCESSORS IN INTEREST) ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORM WATER FACILITIES.
- THIS PLAT IS SUBJECT TO THE UTILITY EASEMENTS RECORDED IN DOCUMENT NUMBER 4753183, CLARK COUNTY RECORDS.
- WETLAND COVENANTS: CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 48.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT.
- THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER, AND TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, REPAIRING, OPERATING, AND MAINTAINING OF ALL PIPELINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTEE(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND COVENANT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN THEREIN.



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.

Terry L. Goodman
TERRY L. GOODMAN, PROFESSIONAL LAND SURVEYOR, LS #30448

HDI
DESIGN GROUP

engineers landscape architects planners surveyors

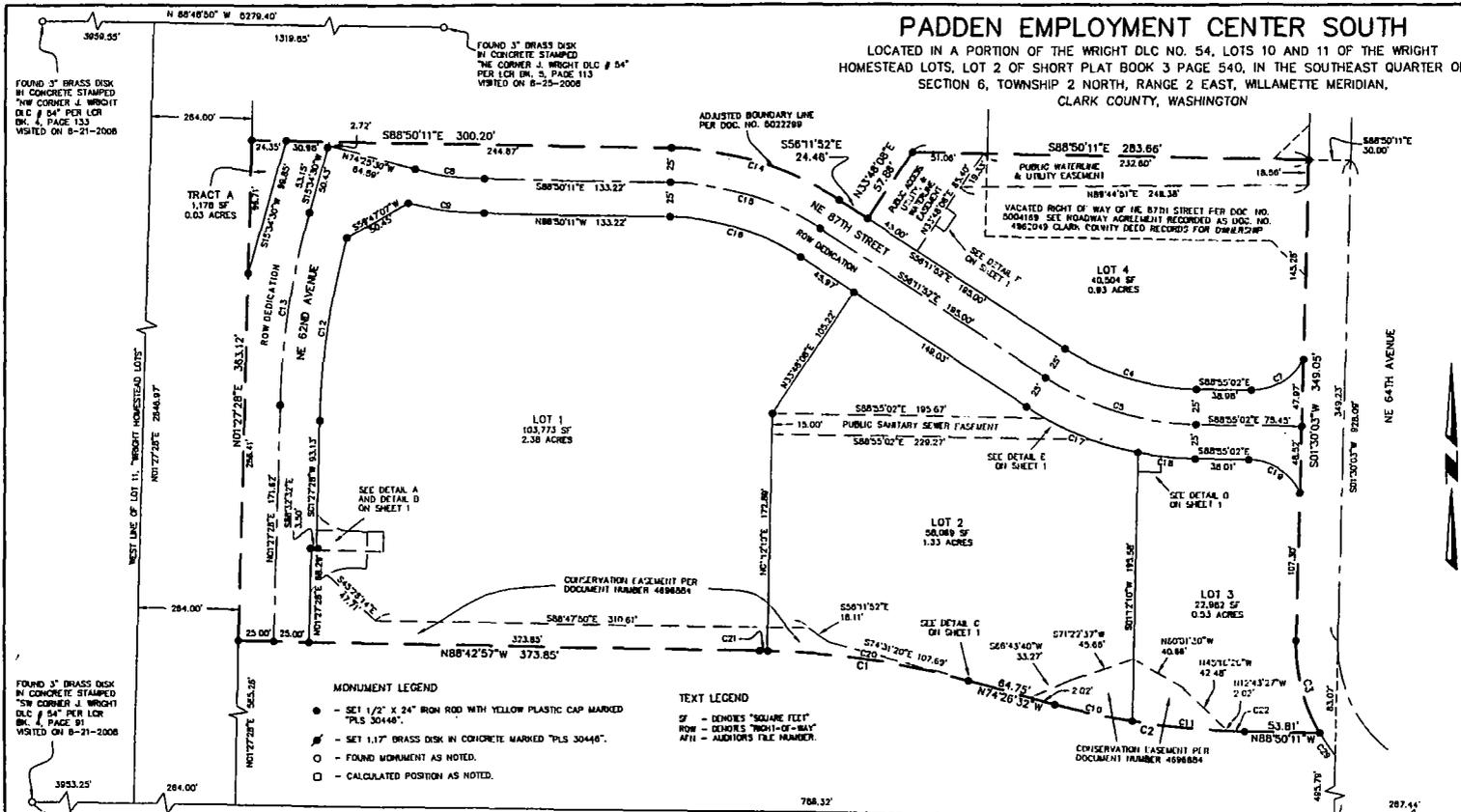
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DRAWN BY: RLW	NOTED	DATE: 12/07/2011
CHECKED BY: TLO	JOB NO: 2923-03	SHEET 1 OF 2

PADDEN EMPLOYMENT CENTER SOUTH

LOCATED IN A PORTION OF THE WRIGHT DLC NO. 54, LOTS 10 AND 11 OF THE WRIGHT HOMESTEAD LOTS, LOT 2 OF SHORT PLAT BOOK 3 PAGE 540, IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON

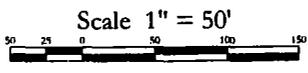


CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	141°26'	150.72	805.00	161.24
C2	142°45'	136.82	845.00	148.26
C3	307°34'	79.32	130.00	213.58
C4	324°10'	62.84	123.00	172.13
C5	324°10'	114.31	200.00	172.13
C6	324°10'	128.48	223.00	172.13
C7	84°34'	45.23	116.00	128.07
C8	142°41'	50.01	300.00	58.11
C9	149°17'	53.08	223.00	58.11
C10	328°02'	38.44	443.00	57.22
C11	87°18'	65.18	243.00	58.11
C12	149°00'	133.07	247.00	58.11
C13	149°01'	141.87	273.00	58.11
C14	323°20'	128.17	223.00	172.13
C15	323°20'	113.82	200.00	172.13
C16	323°20'	82.68	173.00	172.13
C17	210°07'	87.08	223.00	172.13
C18	103°00'	41.52	223.00	172.13
C19	64°45'	48.34	41.00	172.13
C20	133°11'	148.26	500.00	172.13
C21	072°14'	5.44	808.00	172.13
C22	129°08'	13.83	515.00	172.13
C23	84°32'	19.78	130.00	172.13

BOUNDARY NOTE

THE BASIS OF BEARINGS FOR THIS PLAT IS ALONG THE NORTH LINE OF THE J. WRIGHT DLC #54 PER RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK 58, PAGE 151 OF CLARK COUNTY SURVEY RECORDS.

THE NORTH, SOUTH AND EAST LINES WERE ESTABLISHED FROM RECORD DATA PER BOUNDARY LINE ADJUSTMENT DEED RECORDED IN DOCUMENT NUMBER 4387230 AND 5022299, CLARK COUNTY DEED RECORDS. THE WEST LINE WAS HELD PARALLEL WITH AND 284.00 FEET EASTERLY OF THE PROPORTIONED WEST LINE OF LOT 11, "WRIGHT HOMESTEAD LOTS", CLARK COUNTY PLAT RECORDS.



METHODS AND PROCEDURES

FIELD TRAVELERS WERE PERFORMED WITH A TOPCON OPT-3003W (3") INSTRUMENT AND ADJUSTED BY COMPASS RULE METHOD. THE FIELD TRAVELERS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090



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DRAWN BY: KJW SCALE: 1"=50' DATE: 12/14/2011
 CHECKED BY: FLG JOB NO.: 2923-03 SHEET 2 OF 2