

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - June 17, 2014

REQUEST: Acceptance of Plat for Recording -

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 Hidden Lake Estates Subdivision FLD2014-00006 PLD2013-00015

Zoning: R-5 Zoning District; **Lot Size:** The minimum lot area is 5 Acres. In addition, the zone prescribes a minimum lot width of 140 feet, there is no minimum depth requirement. **Actual Lot Size:** Parcels range in size from 5.01 Acres to 5.19 Acres which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on April 16, 2013, Pre-application conference was held May 9, 2013, Final order of conditional approval was February 11, 2014.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application and public hearing was mailed to the applicant, Proebstel Neighborhood Association and property owners within 500 feet of the site on December 5, 2013. One sign was posted on the subject property and two others within the vicinity on January 2, 2013.

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)

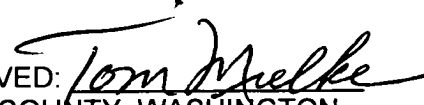
DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.



Greg Shafer, P.E.
Development Engineering Manager



Heath Henderson, P.E.
Interim Public Works Director/County Engineer

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
June 17, 2014
SR 128-14



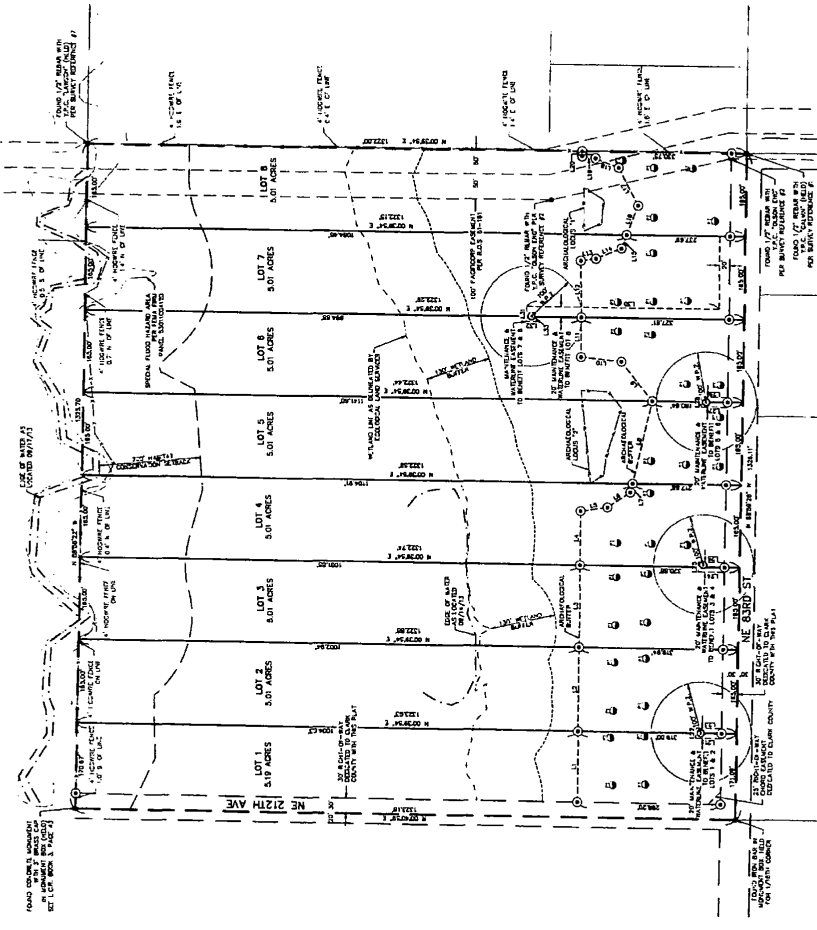
ATTACHMENT B: PLAT MAP

HIDDEN LAKE ESTATES

A SUBDIVISION OF THE
 NW 1/4 OF THE SW 1/4,
 SEC. 04, T. 2 N., R. 3 E., W. 1.
 CLARK COUNTY, WASHINGTON
 JOB NO. 13-284 DATE: 02-06-14

CLARK COUNTY PLANNING DIRECTOR:
 APPROVED BY: _____ DATE: _____
CLARK COUNTY ASSESSOR:
 APPROVED BY: _____ DATE: _____
CLARK COUNTY COMMISSIONERS:
 APPROVED BY: _____ DATE: _____
CLARK COUNTY ENGINEER:
 APPROVED BY: _____ DATE: _____
CLARK COUNTY DISTRICT CLERK:
 APPROVED BY: _____ DATE: _____
CLARK COUNTY HEALTH DEPARTMENT:
 APPROVED BY: _____ DATE: _____

SURVEYOR'S CERTIFICATE:
 I, Robert A. Johnson, a duly Licensed Professional Engineer, State of Washington, do hereby certify that I am the author of the above and that I am a duly Licensed Professional Engineer, State of Washington, License No. 1832.
 I am a duly Licensed Professional Engineer, State of Washington, License No. 1832.
AUDITOR'S CERTIFICATE:
 I, Robert A. Johnson, do hereby certify that I am the author of the above and that I am a duly Licensed Professional Engineer, State of Washington, License No. 1832.
CLARK COUNTY DISTRICT CLERK:
 I, Robert A. Johnson, do hereby certify that I am the author of the above and that I am a duly Licensed Professional Engineer, State of Washington, License No. 1832.

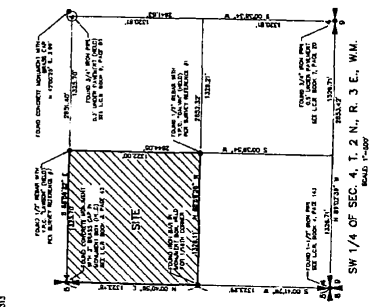


LEGEND:
 ○ INDICATES MONUMENT FOUND AS NOTED
 ○ INDICATES 1.77' x 24" IRON ROD WITH
 BEARING 135.00' TO SET
 ○ INDICATES WATER WELL
 ○ P.P. INDICATES WELL PROTECTION ZONE

LINE	BEARING	LENGTH	AREA
1	N 89° 51' 12" W	125.00	125.00
2	S 89° 51' 12" E	125.00	125.00
3	N 89° 51' 12" W	125.00	125.00
4	S 89° 51' 12" E	125.00	125.00
5	N 89° 51' 12" W	125.00	125.00
6	S 89° 51' 12" E	125.00	125.00
7	N 89° 51' 12" W	125.00	125.00
8	S 89° 51' 12" E	125.00	125.00
9	N 89° 51' 12" W	125.00	125.00
10	S 89° 51' 12" E	125.00	125.00
11	N 89° 51' 12" W	125.00	125.00
12	S 89° 51' 12" E	125.00	125.00

SURVEY REFERENCES:
 1) GREENWOOD SURVEY BOOK 1, PAGE 15
 2) GREENWOOD SURVEY BOOK 2, PAGE 18
 3) GREENWOOD SURVEY BOOK 3, PAGE 21
 4) GREENWOOD SURVEY BOOK 4, PAGE 24
 5) GREENWOOD SURVEY BOOK 5, PAGE 27
 6) GREENWOOD SURVEY BOOK 6, PAGE 30
 7) GREENWOOD SURVEY BOOK 7, PAGE 33
 8) GREENWOOD SURVEY BOOK 8, PAGE 36
 9) GREENWOOD SURVEY BOOK 9, PAGE 39
 10) GREENWOOD SURVEY BOOK 10, PAGE 42
 11) GREENWOOD SURVEY BOOK 11, PAGE 45
 12) GREENWOOD SURVEY BOOK 12, PAGE 48
 13) GREENWOOD SURVEY BOOK 13, PAGE 51
 14) GREENWOOD SURVEY BOOK 14, PAGE 54
 15) GREENWOOD SURVEY BOOK 15, PAGE 57
 16) GREENWOOD SURVEY BOOK 16, PAGE 60
 17) GREENWOOD SURVEY BOOK 17, PAGE 63
 18) GREENWOOD SURVEY BOOK 18, PAGE 66
 19) GREENWOOD SURVEY BOOK 19, PAGE 69
 20) GREENWOOD SURVEY BOOK 20, PAGE 72
 21) GREENWOOD SURVEY BOOK 21, PAGE 75
 22) GREENWOOD SURVEY BOOK 22, PAGE 78
 23) GREENWOOD SURVEY BOOK 23, PAGE 81
 24) GREENWOOD SURVEY BOOK 24, PAGE 84
 25) GREENWOOD SURVEY BOOK 25, PAGE 87
 26) GREENWOOD SURVEY BOOK 26, PAGE 90
 27) GREENWOOD SURVEY BOOK 27, PAGE 93
 28) GREENWOOD SURVEY BOOK 28, PAGE 96
 29) GREENWOOD SURVEY BOOK 29, PAGE 99
 30) GREENWOOD SURVEY BOOK 30, PAGE 102
 31) GREENWOOD SURVEY BOOK 31, PAGE 105
 32) GREENWOOD SURVEY BOOK 32, PAGE 108
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 36) GREENWOOD SURVEY BOOK 36, PAGE 120
 37) GREENWOOD SURVEY BOOK 37, PAGE 123
 38) GREENWOOD SURVEY BOOK 38, PAGE 126
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 41) GREENWOOD SURVEY BOOK 41, PAGE 135
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 93) GREENWOOD SURVEY BOOK 93, PAGE 291
 94) GREENWOOD SURVEY BOOK 94, PAGE 294
 95) GREENWOOD SURVEY BOOK 95, PAGE 297
 96) GREENWOOD SURVEY BOOK 96, PAGE 300
 97) GREENWOOD SURVEY BOOK 97, PAGE 303
 98) GREENWOOD SURVEY BOOK 98, PAGE 306
 99) GREENWOOD SURVEY BOOK 99, PAGE 309
 100) GREENWOOD SURVEY BOOK 100, PAGE 312

DEED REFERENCE:
 GRANTEE: CLARK COUNTY
 GRANTOR: CLARK COUNTY
 DATE: 09/18/13



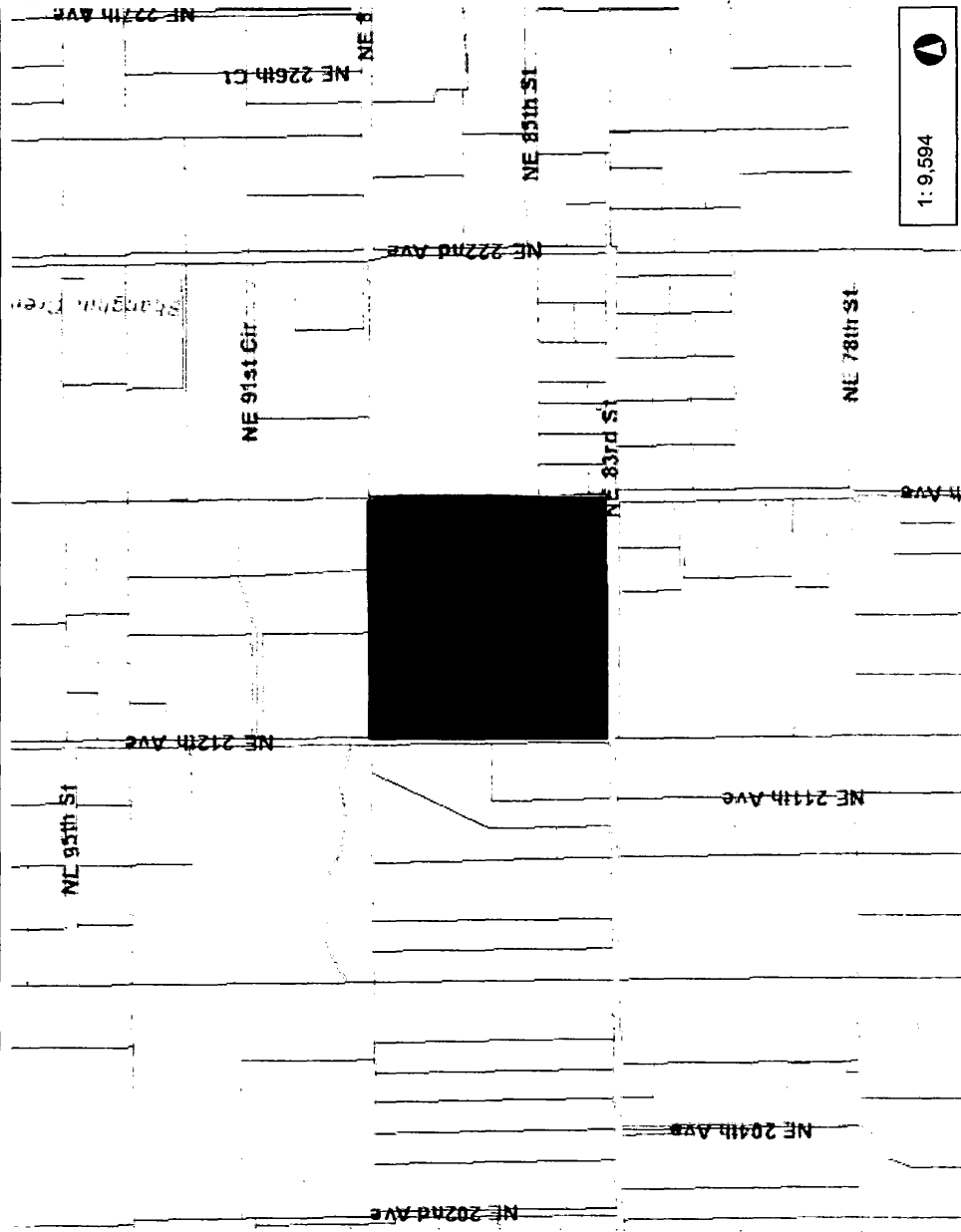
- 1) CROWN DISTURBING WORK WITHIN THE BUTTER ZONES OF LOTS 1 AND 2 SHALL BE STOPPED IMMEDIATELY UPON NOTICE BY THE CLARK COUNTY DEPARTMENT OF ARCHITECTURE AND INSPECTING PROFESSIONAL (CAIP).
- 2) IN THE EVENT THAT DIRECT IMPACTS TO THE SITE LOAD ARE UNACCEPTABLE, THE GRANTEE SHALL OBTAIN AN ACCEPTABLE DESIGN FROM A PROFESSIONAL ARCHITECTURAL CONSULTANT.
- 3) IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION OF THE PROJECT, THE GRANTEE SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE CLARK COUNTY DEPARTMENT OF ARCHITECTURE AND INSPECTING PROFESSIONAL IN OREGON AND THE CLARK COUNTY DEPARTMENT OF ARCHITECTURE AND INSPECTING PROFESSIONAL IN WASHINGTON. THE GRANTEE SHALL OBTAIN AN ACCEPTABLE DESIGN FROM A PROFESSIONAL ARCHITECTURAL CONSULTANT.
- 4) THE GRANTEE SHALL OBTAIN AN ACCEPTABLE DESIGN FROM A PROFESSIONAL ARCHITECTURAL CONSULTANT FOR THE PROPOSED CONSTRUCTION OF THE PROJECT.
- 5) NO CONSTRUCTION SHALL OCCUR OUTSIDE THE DESIGNATED CONSTRUCTION ZONE ON THE FACE OF THIS PLAT WITHOUT PROPER APPROVAL FROM CLARK COUNTY.
- 6) THE GRANTEE SHALL MAINTAIN ACCESS TO ALL LOTS FOR THE ELECTRICAL UTILITY COMPANY, WATER AND SANITARY SERVICE PROVIDERS, AND THE GRANTEE SHALL MAINTAIN ACCESS TO ALL LOTS FOR THE UTILITY COMPANIES AND SERVICE PROVIDERS.
- 7) NO DIRECT ACCESS IS ALLOWED ONTO THE SIXTH AVENUE.
- 8) THE GRANTEE SHALL MAINTAIN ACCESS TO ALL LOTS FOR THE UTILITY COMPANIES AND SERVICE PROVIDERS.
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- 11) AT THE TIME OF BUILDING PERMIT APPLICATION, EACH LOT OWNER MUST SUBMIT A CONSTRUCTION CONTROL SYSTEM PLAN TO THE CLARK COUNTY DEPARTMENT OF ARCHITECTURE AND INSPECTING PROFESSIONAL (CAIP) FOR REVIEW AND APPROVAL. THE GRANTEE SHALL MAINTAIN ACCESS TO ALL LOTS FOR THE UTILITY COMPANIES AND SERVICE PROVIDERS.
- 12) PACIFICORP AND PACIFIC INTENSIVE HOMES, INC. HAVE ENTERED IN TO A CONSTRUCTION CONTROL SYSTEM PLAN WITH THE CLARK COUNTY HEALTH DEPARTMENT. THE GRANTEE SHALL MAINTAIN ACCESS TO ALL LOTS FOR THE UTILITY COMPANIES AND SERVICE PROVIDERS.
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ATTACHMENT A: HIDDEN LAKE ESTATES



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

Notes:



1: 9,594



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.

WGS 1984 Web Mercator Auxiliary Sphere
Clark County, WA GIS - <http://gis.clark.wa.gov>