

CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - July 29, 2014

REQUEST: Acceptance of Plat for Recording – Padden Employment Center North 2

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 Padden Employment Center North 2 FLD2011-00021 PLD2009-00010

Zoning: GC (General Commercial); **Lot Size:** The GC zone does not have a minimum or maximum lot area or lot dimensional requirement. **Actual Lot Size:** Parcels range in size from 20,834 square feet and 63,137 square feet. **Exceptions:** None; **Project Start:** The application vested on September 29, 2008; Pre-application conference was held October 30, 2008; Final order of conditional approval was May 19, 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 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.



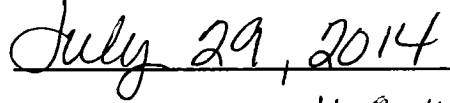
Greg Shafer, P.E.
Development Engineering Manager



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

GS/HH/hp

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS



July 29, 2014
SR 168-14

final plat consent agenda.docx

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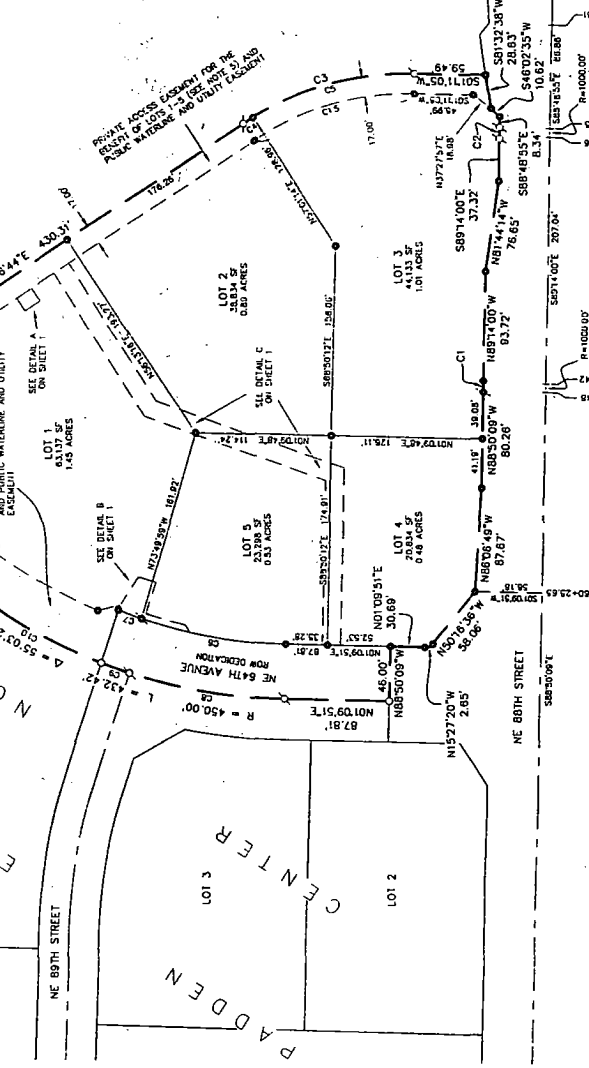
PADDEN EMPLOYMENT CENTER NORTH NO. 2

LOCATED IN A PORTION OF THE WRIGHT D.L.C. NO. 54, LOT 8 OF THE WRIGHT HOMESTEAD LOTS, AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

- MONUMENT LEGEND**
- SET 1/2" 1.24" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RS 30445"
 - SET 1/2" 1.24" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RS 30446"
 - SET 1/2" 1.24" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RS 30447"
 - SET 1/2" 1.24" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RS 30448"
 - SET 1/2" 1.24" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RS 30449"
 - SET 1/2" 1.24" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RS 30450"

- TEXT LEGEND**
- - BARRIERS "SQUARE FEET"
 - - BARRIERS "ROUND FEET"
 - - BARRIERS "ROUND FEET"

PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 3, 4, 5 AND PUBLIC WATERLINE AND UTILITY EASEMENT



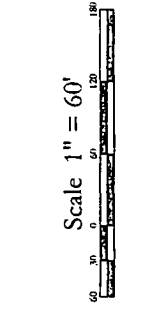
COURSE	DELLA	LENGTH	RANGE	CHORD
C1	0723.51	8.98	288.00	288.00
C2	1537.45	152.59	270.00	270.00
C3	2133.87	9.72	220.00	220.00
C4	3214.10	12.75	200.00	200.00
C5	4245.81	13.71	200.00	200.00
C6	5277.52	14.67	200.00	200.00
C7	6309.23	15.63	200.00	200.00
C8	7340.94	16.59	200.00	200.00
C9	8372.65	17.55	200.00	200.00
C10	9404.36	18.51	200.00	200.00
C11	10436.07	19.47	200.00	200.00
C12	11467.78	20.43	200.00	200.00
C13	12499.49	21.39	200.00	200.00
C14	13531.20	22.35	200.00	200.00
C15	14562.91	23.31	200.00	200.00
C16	15594.62	24.27	200.00	200.00
C17	16626.33	25.23	200.00	200.00
C18	17658.04	26.19	200.00	200.00
C19	18689.75	27.15	200.00	200.00
C20	19721.46	28.11	200.00	200.00
C21	20753.17	29.07	200.00	200.00
C22	21784.88	30.03	200.00	200.00
C23	22816.59	30.99	200.00	200.00
C24	23848.30	31.95	200.00	200.00
C25	24880.01	32.91	200.00	200.00
C26	25911.72	33.87	200.00	200.00
C27	26943.43	34.83	200.00	200.00
C28	27975.14	35.79	200.00	200.00
C29	29006.85	36.75	200.00	200.00
C30	30038.56	37.71	200.00	200.00
C31	31070.27	38.67	200.00	200.00
C32	32101.98	39.63	200.00	200.00
C33	33133.69	40.59	200.00	200.00
C34	34165.40	41.55	200.00	200.00
C35	35197.11	42.51	200.00	200.00
C36	36228.82	43.47	200.00	200.00
C37	37260.53	44.43	200.00	200.00
C38	38292.24	45.39	200.00	200.00
C39	39323.95	46.35	200.00	200.00
C40	40355.66	47.31	200.00	200.00
C41	41387.37	48.27	200.00	200.00
C42	42419.08	49.23	200.00	200.00
C43	43450.79	50.19	200.00	200.00
C44	44482.50	51.15	200.00	200.00
C45	45514.21	52.11	200.00	200.00
C46	46545.92	53.07	200.00	200.00
C47	47577.63	54.03	200.00	200.00
C48	48609.34	54.99	200.00	200.00
C49	49641.05	55.95	200.00	200.00
C50	50672.76	56.91	200.00	200.00
C51	51704.47	57.87	200.00	200.00
C52	52736.18	58.83	200.00	200.00
C53	53767.89	59.79	200.00	200.00
C54	54799.60	60.75	200.00	200.00
C55	55831.31	61.71	200.00	200.00
C56	56863.02	62.67	200.00	200.00
C57	57894.73	63.63	200.00	200.00
C58	58926.44	64.59	200.00	200.00
C59	59958.15	65.55	200.00	200.00
C60	60989.86	66.51	200.00	200.00
C61	62021.57	67.47	200.00	200.00
C62	63053.28	68.43	200.00	200.00
C63	64084.99	69.39	200.00	200.00
C64	65116.70	70.35	200.00	200.00
C65	66148.41	71.31	200.00	200.00
C66	67180.12	72.27	200.00	200.00
C67	68211.83	73.23	200.00	200.00
C68	69243.54	74.19	200.00	200.00
C69	70275.25	75.15	200.00	200.00
C70	71306.96	76.11	200.00	200.00
C71	72338.67	77.07	200.00	200.00
C72	73370.38	78.03	200.00	200.00
C73	74402.09	78.99	200.00	200.00
C74	75433.80	79.95	200.00	200.00
C75	76465.51	80.91	200.00	200.00
C76	77497.22	81.87	200.00	200.00
C77	78528.93	82.83	200.00	200.00
C78	79560.64	83.79	200.00	200.00
C79	80592.35	84.75	200.00	200.00
C80	81624.06	85.71	200.00	200.00
C81	82655.77	86.67	200.00	200.00
C82	83687.48	87.63	200.00	200.00
C83	84719.19	88.59	200.00	200.00
C84	85750.90	89.55	200.00	200.00
C85	86782.61	90.51	200.00	200.00
C86	87814.32	91.47	200.00	200.00
C87	88846.03	92.43	200.00	200.00
C88	89877.74	93.39	200.00	200.00
C89	90909.45	94.35	200.00	200.00
C90	91941.16	95.31	200.00	200.00
C91	92972.87	96.27	200.00	200.00
C92	94004.58	97.23	200.00	200.00
C93	95036.29	98.19	200.00	200.00
C94	96068.00	99.15	200.00	200.00
C95	97100.71	100.11	200.00	200.00
C96	98132.42	101.07	200.00	200.00
C97	99164.13	102.03	200.00	200.00
C98	100195.84	102.99	200.00	200.00
C99	101227.55	103.95	200.00	200.00
C100	102259.26	104.91	200.00	200.00

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DATE: 12/14/2011
 SHEET: 2 OF 2



Scale 1" = 60'



BOUNDARY NOTE
 THE PLAT LINES AND THE INTERSECTION OF THE BOUNDARIES OF THIS PLAT IS PLAT RECORD IN THE CLERK COUNTY DEED RECORDS IN BOOK 54, PAGE 460. THE ADJACENT DEED RECORDS IN DOCUMENT NUMBER 460274, CLARK COUNTY DEED RECORDS.

THIS PLAT CONFIRMS THE AREA OF PARCEL 2 OF SAID PARCEL 2 OF SAID PLAT AS SHOWN ON THE PLAT AND INDICATED ON PUBLIC RECORDS IN DEED DOCUMENT NUMBER 463437, CLARK COUNTY DEED RECORDS.

- PLAT NOTES**
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SPOWASMS 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, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF TELEPHONE, CABLE, WATER, AND SANITARY SEWER SERVICES, ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED TO THE CITY OF VANCOUVER ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
 - NO DIRECT ACCESS IS ALLOWED ONTO NE 80TH STREET.
 - PADDEN EMPLOYMENT CENTER NORTH NO. 2 LOT OWNERS (OR SUCCESSORS IN INTEREST) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATELY OWNED STORM WATER FACILITIES.
 - THIS PLAT IS SUBJECT TO THE EASEMENT AND EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 431928, CLARK COUNTY RECORDS.
 - THIS PLAT IS SUBJECT TO THE UTILITY EASEMENTS RECORDED IN DOCUMENT NUMBER 475182, CLARK COUNTY RECORDS.
 - THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER, AND TRANSPORTATION UTILITIES ARE HEREBY CONFIRMED AND SHALL REMAIN IN FULL FORCE AND EFFECT. THE RECONSTRUCTION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF SUCH UTILITIES SHALL BE THE RESPONSIBILITY OF THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND SUCCESSORS IN INTEREST AGREE AND COVENANT TO GRANT, WRITEN CONSTRUCTION OF ANY IMPROVEMENTS, OF PRIOR TO PLANTING TREES OR OTHER LANDSCAPING, SHALL BE THE RESPONSIBILITY OF THE PERMANENT EASEMENT AREA OWNERS AND SHALL BE SUBJECT TO THE PERMANENT EASEMENT AREA.