

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Robinson Cold Storage, LLC

DATE: August 9, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Robinson Cold Storage Short Plat
FLD2014-00043

_____ Consent _____ Hearing _____ X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Robinson Cold Storage Short Plat
PLD2013-00006 / FLD2014-00043

Project review: The application vested on October 19, 2012. A pre-application conference was held
November 8, 2012. Preliminary approval was issued on August 29, 2014.

Zoning: CR-1 Rural Commercial Zoning District; **Lot Size:** The CR-1 zone has no minimum and
maximum lot requirements. New lots, structures and addition to structures shall comply with the
applicable standards for lots, building height, and setbacks in Tables 40.210.050-2 and 40.210.050-3.

Actual Lot Size: Lot 1 is 2.12 acres; Lot 2 is 4.40 acres.




All lots in this plat comply with the development standards in CCC40.210.050(C).


COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice
of application was mailed to the applicant, the neighborhood association and property owners
located within 500 feet of the site on March 28, 2014.

DISTRIBUTION:

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


Jan Bazala
Planner
Community Development


Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071

APPROVED: _____
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: _____

SR# _____

ROBINSON COLD STORAGE SHORT PLAT

IN A PORTION OF THE SW1/4 OF SECTION 26, T. 4 N., R. 1 E., OF THE W.M.,
CLARK COUNTY, WASHINGTON
JUNE, 2018
ASSESSOR'S PARCEL NO. 215128-000
SHORT PLAT FILE: PLD2013-00006

27 26
FOUND AND HELD CLARK COUNTY
CONCRETE MONUMENT WITH BRASS
CAP IN CASE WITH COVER.
(SEE L.C.R. BK. 14, PG. 150).

N 84°31'39"W, 0.50' FROM
CALCULATED POSITION, TIED 08/2006

S 87°23'00" E
41.00'

S 89°03'33" E (435.62')
(405.62')

SOUTH LINE OF THE NORTH 312 FEET
AS DESCRIBED IN AFF# F-87140

50.00'

ASN 215110-000
ROBINSON COLD STORAGE
AFF# 3473065
(REMAINDER)

S 88°28'18" E (435.60')

0.27 ACRE
WETLAND BUFFER

50.00'

S 88°28'18" E
40.00'

S 87°23'00" E
41.00'

N 01°31'42" E 376.50'

50.00'

N 01°31'42" E 376.50'

NE 10TH AVE

N 01°31'42" E 376.50'

700.00'

N 01°31'42" E 284.582'

30.00'

30.00'

30.00' RIGHT OF WAY DEDICATED
TO CLARK COUNTY WITH THE
RECORDING OF THIS PLAT

N 01°31'42" E 323.50'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

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NOTES

IF ANY NEW DEVELOPMENT IS PROPOSED ON EITHER OF THE LOTS CREATED BY THE SHORT PLAT, THE DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE DEVELOPMENT STANDARDS AND THE APPLICABLE LANDSCAPE AND SCREENING STANDARDS.

ARCHAEOLOGICAL: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

UTILITIES: 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, RENEWING, 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.

PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: "THE OWNER OF ROBINSON COLD STORAGE SHORT PLAT OR A SUCCESSOR IN INTEREST."

ONSITE SEWAGE TREATMENT: FOR LOT 2 THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL (WAC 246-272A).

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CALCULATE THE OUT-BOUNDARY OF THE SUBJECT PARCEL OF LAND BEING ASSESSOR'S SERIAL NO. 215128-000 AND DIVIDE IT INTO TWO LOTS. FIELD WORK CONSISTED OF ESTABLISHING RIGID GPS CONTROL POINT BASELINES USING TRIMBLE RB RECEIVERS ON THE WASHINGTON STATE REFERENCE NETWORK. GPS OBSERVATIONS WERE REDUCED TO GROUND DISTANCES BY USING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000001028. FROM GPS BASELINES, A CLOSED RANDOM TRAVERSE ORIENTED BETWEEN GPS BASELINE POINTS WAS MADE AROUND THE SITE USING A 3" TOTAL STATION INSTRUMENT. RADIAL TIES WERE MADE TO FOUND MONUMENTS AND FENCES FROM TRAVERSE POINTS. FOUND MONUMENTS WERE FOUND SATISFACTORY (WITHIN 0.05' OR LESS) WITH CALCULATED POSITIONS UNLESS NOTED OTHERWISE. THE TRAVERSE WAS ADJUSTED BY COMPASS RULE AND THE RESULTING LINEAR ACCURACY MET OR EXCEEDED THE REQUIREMENTS AS STATED IN WAC 332-130-090. IRON RODS WERE SET RADIALLY FROM CONTROL POINTS.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE NAD83(96CORES) EPOCH 2002.00 BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GROUND.

DEED REFERENCES

GRANTOR: DAN EVANS
GRANTEE: ROBINSON COLD STORAGE, LLC
AFF# 3473065
RECORDED: 06/05/2002

SURVEY REFERENCES

1. SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 3, PG. 34)
2. SURVEY BY HAGEDORN, INC. FOR RECORD OF SURVEY (BK. 23, PG. 5)

LEGEND

- SET 1/2" X 24" REBAR WITH YPC STAMPED (OLSON ENG PLS 17686) DURING THIS SURVEY.
- FOUND 1/2" REBAR WITH YPC STAMPED "HAGEDORN 9579" AS SET IN R.O.S. BK. 23, PG. 5 AS NOTED.
- FOUND MONUMENT AS NOTED. TIED 12/2012 UNLESS NOTED OTHERWISE.
- () RECORD DISTANCE
- WOOD FENCE LINE
- YPC YELLOW PLASTIC CAP



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.

B. Towle
BRUCE D. TOWLE - PLS NO. 17686

6/2/18
DATE

COPYRIGHT 2018, OLSON ENGINEERING, INC. \DATA\8000\8000\8040\8044\SURVEY\8044.S.PLAT.DWG

OLSON
ENGINEERING INC.

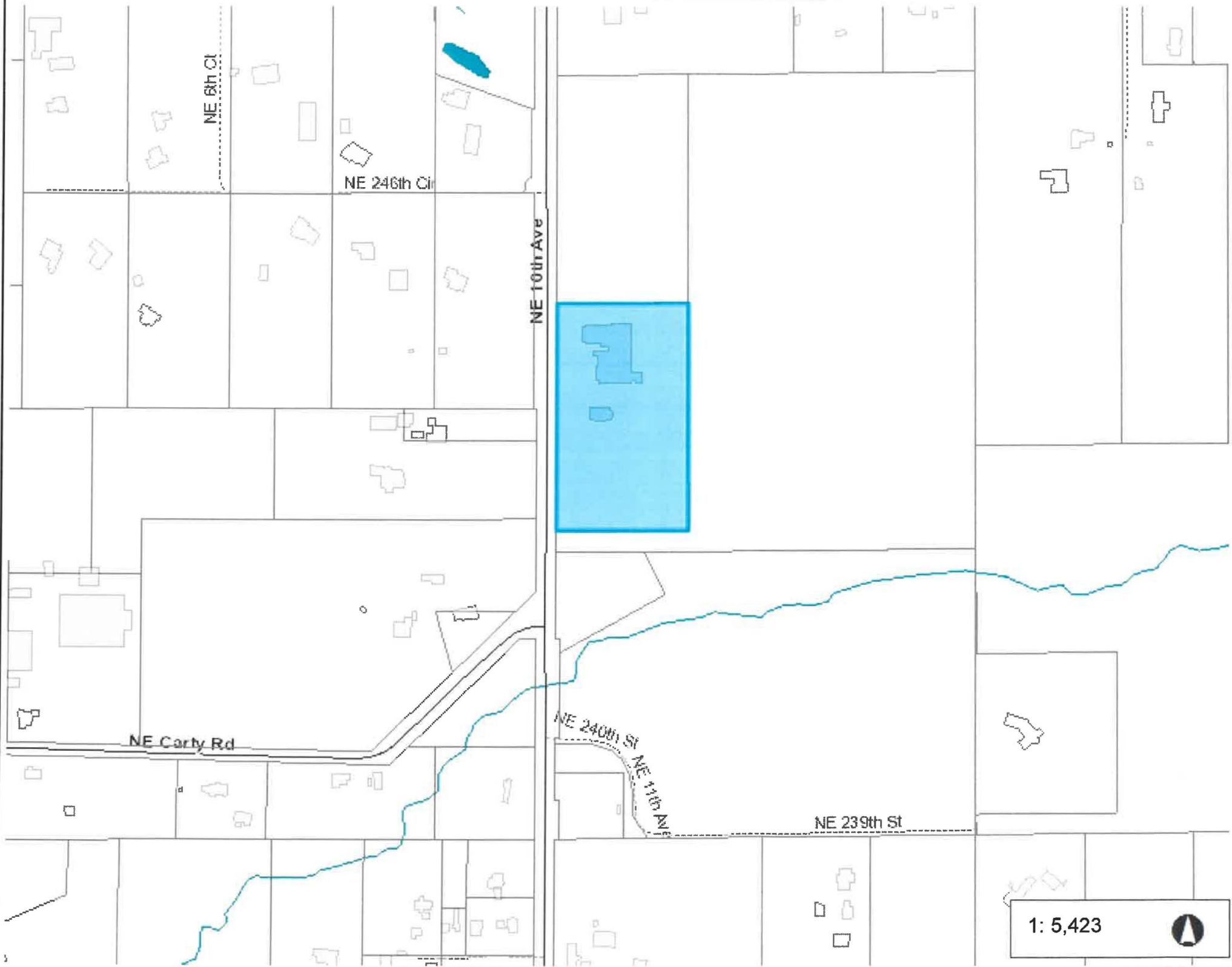
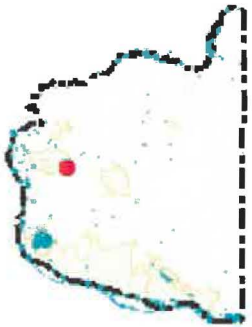
LAND SURVEYORS
ENGINEERS

SCALE 1"=60'
DRAWN BY J.M.B.
JOB NO. 8044.02.01
CALC. BY J.M.B.
DATE 06/20/18
SHEET 1 OF 1

222 E. EVERGREEN BLVD. VANCOUVER, WA 98660
(360) 695-1305
(509) 289-9936



ROBINSON COLD STORAGE SHORT PLAT



Legend

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

Notes:

1: 5,423



903.8 0 451.89 903.8 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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