



Technical Completeness Review

Final Long Plat

Type I

Community Development & Public Works Dept.
210 East 4th Street
La Center, WA 98629

Date: May 28, 2024

File No: 2024-004-FPL

Site Address: 2313 Northeast Lockwood Creek Road
La Center, WA 98629

Applicant: Jerud Martin
Martin Developers, LLC
1004 W 13th Street
Vancouver, WA 98660
jerud@urbannw.com

Applicant's Representative: Jaima Johnson/Deanna Haake
Fidelity National Title
655 W Columbia Way, STE 200
Vancouver, WA 98660
builderdev@fnf.com

Project Description:

The City's consulting planner (WSP Inc.) and the City Engineer completed their first technical completeness review of the Urban Meadows final plat submittal. Final plats are subject to the approval criteria of LCMC 18.210.070 and must comply with the decision approving the preliminary plat and must fulfill all conditions of approval. The City reviewed the final plat documents submitted by the applicant for compliance with the final plat application contents per LCMC 18.210.060, preliminary plat (File No. 2022-022-SUB/SEPA/CAR/LLD/VAR/TRE). The final plat submittal is **complete** as described in this letter.

Planning Comments

The following comments are organized according to LCMC 18.210.060 for items that are required to be submitted by the applicant for final plat approval.

(1) *A form provided by the city containing the following information:*

(a) *Subdivision name;*

(b) *Name, mailing address, and telephone number of owner and/or developer, and surveyor of the plat;*

- (c) Date;
- (d) Acreage;
- (e) Number of lots;
- (f) Zoning designation.

Findings: Complete. A completed master application was submitted by the applicant with signatures.

(2) *Two mylars and four paper copies of the final plat map shall be provided, and shall include the following:*

- (a) *Subdivision name;*
- (b) *Legend;*
- (c) *Location, including one-quarter section, section, township, range, and, as applicable, donation land claim and/or subdivision;*
- (d) *Boundary survey;*
- (e) *Lot, block, and street right-of-way and centerline dimensions;*
- (f) *Street names;*
- (g) *Scale, including graphic scale, north arrow, and basis of bearings;*
- (h) *Identification of areas to be dedicated;*
- (i) *Surveyor's certificate, stamp, date, and signature;*
- (j) *Signature blocks for the following:*
 - (i) *Public works director*
 - (ii) *City engineer;*
 - (iii) *Mayor;*
 - (iv) *City clerk or director;*
 - (v) *County auditor;*
 - (vi) *County assessor.*

Findings: Complete. Lot, block, and centerline dimensions are shown. All required signature blocks are included. However, the plat does not establish in a note if street areas are to be dedicated as public rights of way. The plat will need to establish in a note if street areas are to be dedicated as public rights-of-way prior to final plat approval and mylar signature. Mylars and paper copies are to be provided after required changes are made on the final plat and immediately prior to the applicant receiving final plat approval.

(3) *Special setbacks (if any).*

Findings: Not applicable. The applicant is not requesting any special setbacks.

(4) *Public and private easements (if any) and the purpose of each.*

Findings: Complete. Plat Note 2 establishes an easement under and upon all tracts and the exterior 6 feet on all boundary lines of adjacent lots to public roads and tracts for private and public utilities including electric, telephone, TV, cable, water and sanitary sewer. A sidewalk easement is also established on the exterior six feet along the front boundary lines of all lots and tracts adjacent to public streets. Plat Note 6 establishes an easement for 17.50-foot sanitary sewer and access. Plat Note 7 establishes a 20-foot sanitary sewer and access easement.

A note was added calling out the shared access and utility easement across Lots 1, 2, 3, and 4.

A shared access and utility easement was added across Lot 22 for the benefit of Lot 21.

Tract A has a note on the face of the plat describing it as a stormwater facility with a public access easement.

Tract B has a note on the face of the plat describing it as a park and open space with a public access easement.

A conservation covenant was filed for the protection of the oak tree on site, however it is not noted on the face of the plat. The plat will need to establish in a note the recorded conservation covenant for the oak tree prior to final plat approval and mylar signature.

Condition 19 of the approved Preliminary Plat requires the applicant provide the City access easement relinquishments for the existing access easement through the site serving properties south of the site prior to final plat approval. The applicant has provided all access easements relinquishments as conditioned.

(5) Tracts (if any) and the purpose of each.

Findings: Complete

Tract "A" and "B" are defined in Plat Notes 8 and 9. Tract "A" is a stormwater facility with a public access easement. Tract "B" is a park and open space with a public access easement. A description of Tract B is referenced in the Conservation Covenant and shown in relation to the oak tree. Please see item (10) below for further discussion for the conservation covenant.

(6) Walkways (if any).

Findings: Not applicable.

(7) Legal description of the boundary which has been certified by the land surveyor shall be provided, with seal and signature as being an accurate description of the lands actually surveyed.

Findings: Complete. A legal description of the subdivision's boundary has been provided, however it is not sealed and signed by the surveyor.

(8) A plat certificate shall be provided, including dedications, if any.

(9) A certificate shall be provided.

Findings: Complete. The applicant has provided a certification for subdivision platting for Urban Meadows. The document is complete and signed accordingly.

(10) Restrictions and covenants shall be provided if proposed to fulfill conditions of approval or applicable provisions of law.

Findings: Complete. A conservation covenant has been provided for the dripline of the Oregon white oak. The Codes, Covenants, and Restrictions (CCRs) document describing the maintenance provisions of the subdivision under control of the homeowners association is supplied, including for maintenance of the Oregon white oak. Additionally, the list of relinquishments from the owners of

all properties served by the existing access easement on the site has been provided. Prior to final plat approval, please provide the recorded conservation covenant to the City staff and reference this recorded document as a note on the face of final plat for final mylar signatures.

Public Works and Engineering Comments

Public Works and Engineering do not have any comments at this time.

Signed:  Date: 5/24/24
Bryan Kast, P.E, Community Development and Public Works Director