



Technical Completeness Review 2

Community Development Department

210 E 4th Street

La Center, WA 98629

Subject Highland Terrace Technical Completeness Review

Project Description: Plat Review (**File No. 2022-036-FPL**)

Applicant: Chris Sundstrom

Felida Rose, LLC

2122 South Victory Court

Ridgefield, WA 98642

The City's consulting planner (WSP Inc.) and the City Engineer completed their first review of the Highland Terrace Phase II final plat submittal. Final plats are subject to the approval criteria of LCMC 18.2140.070 where it must comply with the decision approving the preliminary plat and fulfills all conditions of approval. We reviewed the final plat documents submitted by WFG National Title for compliance with the final plat application contents per LCMC 18.210.060 and conditions of approval of the preliminary plat (File No. 2006-019-SUB), Post Decision Reviews (File No. 2022-001-PDR and 2020-011-PDR/VAR/SEPA), and the development agreement (File No. 5464098 AGR) and its first amendment. The final plat submittal is **not complete** as described in this letter.

City Staff 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) Public and private easements (if any) and the purpose of each.


Findings: Incomplete. The 10-foot private storm easement, as shown in plat note 7, the reference to the City of La Center shall be eliminated. The survey plat comments, describes an easement that is needed for a temporary hammerhead turnaround on lots 57 and 58. The note will need to add the word "easement" and will need to be granted to the City of La Center for access. See comments on the plat.

2. Removal of Plat Note 7 referencing an easement of private stormwater system to be granted to the City.
3. Provide the following note on the cover of the plat "The City shall be granted the right but not the duty, to assess and maintain the stormwater facility consistent with LCMC 14.10.200". In addition, a covenant may not be necessary as long as the CC&Rs have language to assess the property owner for maintenance.
4. La Center Municipal Code Chapters 12, 13, 15, and 18, requires an appropriate maintenance bond for all accepted public improvements. Once a final inspection is completed, the developer of

phase 2, will submit a maintenance bond. The two-year maintenance bond period will begin once the city has accepted the improvements. The developer is required to provide a maintenance bond for 20% of the full cost of construction for public improvements for a period of two (2) years after acceptance of the project. This bond will need to be submitted to the city for review.

5. A "punch list" of construction items has been issued to the contractor to complete to issue final acceptance.

Upon resubmittal of the plans, further comments may result.

Signed:  Date: 1/11/23
Bryan Kast, P.E, Public Works Director

Signed:  Date: 1/11/23
Tony Cooper, P.E, City Engineer

HIGHLAND TERRACE PHASE 2 SUBDIVISION

A REPLAT OF TRACT "A" OF HIGHLAND
TERRACE PHASE 1 (312-211) IN A PORTION
OF THE NE 1/4, AND
THE NW 1/4, THE SE 1/4
OF SECTION 33
T. 5 N., R 1 E., W. M.,
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2

LA CENTER MAYOR:
APPROVED BY: _____ DATE _____

LA CENTER DIRECTOR OF PUBLIC WORKS:
APPROVED BY: _____ DATE _____

CITY ENGINEER:
APPROVED BY: _____ DATE _____

LA CENTER FINANCE DIRECTOR / CITY CLERK:
APPROVED BY: _____ DATE _____

CLARK PUBLIC UTILITIES:
THIS PLAT MEETS THE REQUIREMENTS FOR CLARK PUBLIC UTILITIES FOR WATER SERVICE.
APPROVED BY: _____ DATE _____

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ AM/PM,
IN BOOK _____ OF PLATS, AT PAGE _____, AT THE
REQUEST OF _____ EVERGREEN HOMES
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR

DATE _____

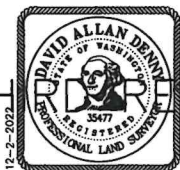
CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1961, TO BE KNOWN AS _____ HIGHLAND TERRACE PHASE 2
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR

DATE _____

SURVEYOR'S CERTIFICATE:
I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT
THIS PLAT OF "HIGHLAND TERRACE PHASE 2" CORRECTLY REPRESENTS A
SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE
WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE
DISTANCES, COURSES, AND ANGLES ARE SHOWN HERON CORRECTLY AND THAT
MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN
ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, _____ DATE _____
PLS NO. 35477



THE REVIEW

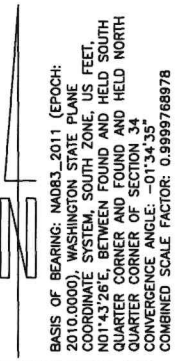
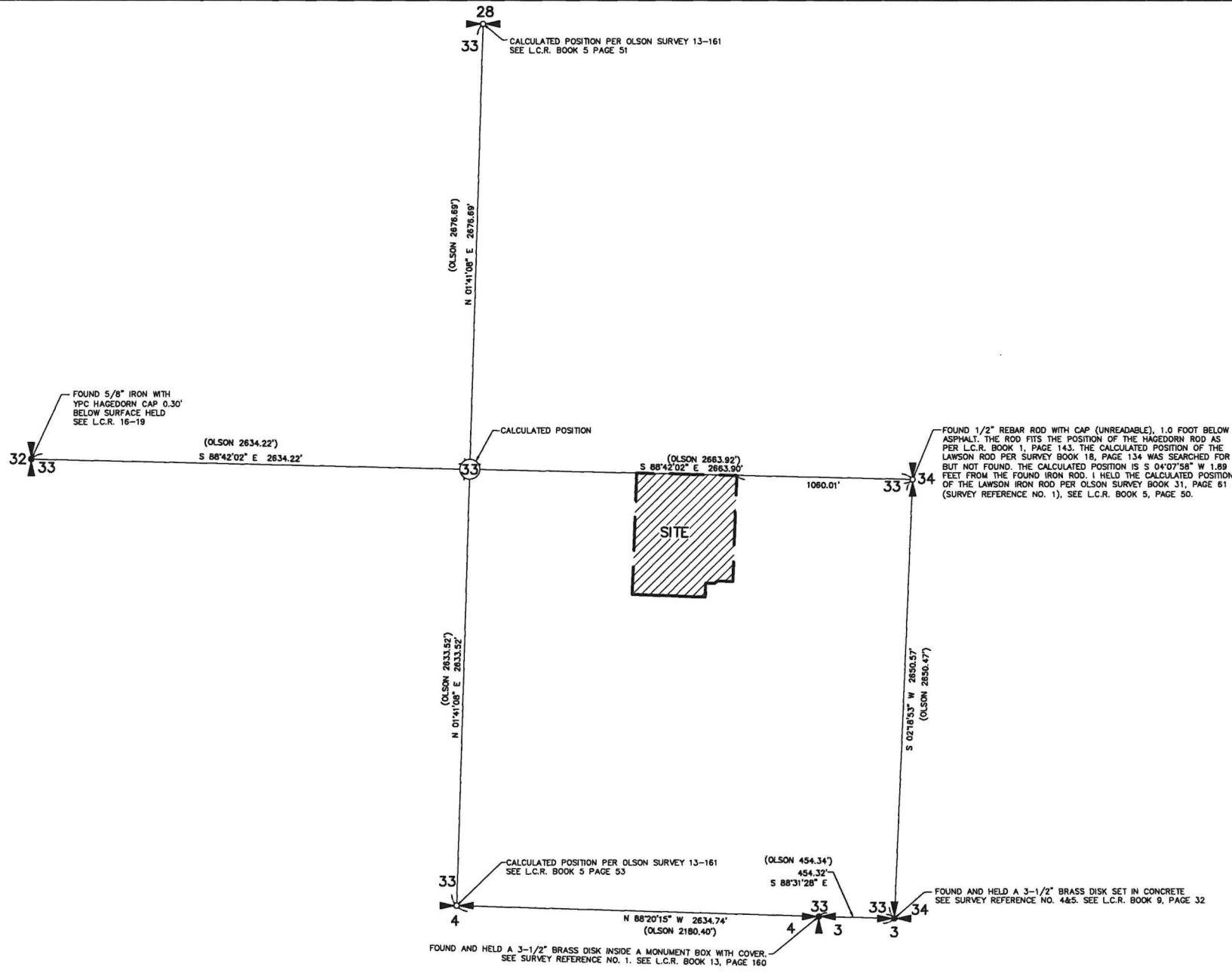
**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 21-345
DATE: 12-2-22
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 21345FINAL.DWG

PLAT NOTES:

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/ PRIVATE ROADS AND SIX (6) FEET ADJACENT TO ACCESS/UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMER ARE SUBJECT TO MINIMUM CLEARANCE AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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.
- PURSUANT TO RCW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOURS FROM TIME OF DISCOVERY, THE CITY OF LA CENTER COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
- THE CITY SHALL ASSESS AND CHARGE THE HOME BUILDER, SCHOOL, PARK, SEWER AND TRAFFIC IMPACT FEES IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH DWELLING.
- EACH DWELLING UNIT SHALL INCLUDE A GARAGE THAT IS AT LEAST 200 SQUARE FEET AND AT LEAST ONE ADDITIONAL UNCOVERED PARKING SPACE.
- ALL LOTS SHALL COMPLY WITH 17.25.050 BUILDING SETBACKS AS FOLLOWS:
20' MINIMUM FRONT SETBACK.
20' MINIMUM REAR YARD SETBACK.
7.5' MINIMUM SIDE YARD SETBACK.
10' MINIMUM STREET SIDE SET BACK.
- 10' PRIVATE STORM EASEMENT WILL BE GRANTED TO THE CITY OF LA CENTER AND THE HIGHLAND TERRACE HOME OWNERS ASSOCIATION FOR INGRESS, EGRESS, AND INSPECTION.
- 30' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 20' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 74 TO BE MAINTAINED BY LOT 74.
- 10' SEWER EASEMENT GRANTED TO THE CITY OF LA CENTER FOR INGRESS, EGRESS INSPECTION AND MAINTENANCE WITH THIS PLAT.
- 20' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 90 TO BE MAINTAINED BY LOT 90.
- 20' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 87 TO BE MAINTAINED BY LOT 87.
- 54' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 54' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 50' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- EACH LOT SHALL PROVIDE TWO OFF-STREET PARKING SPACES INCLUSIVE OF GARAGES.
- TEMPORARY HAMMERHEAD TURNAROUND TO BE AUTOMATICALLY RELINQUISHED WHEN NW 18TH STREET IS EXTENDED.

Easement



BASIS OF BEARING: NAD83_2011 (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET. N01°43'26"E, BETWEEN FOUND AND HELD SOUTH QUARTER CORNER OF SECTION 34 QUARTER CORNER OF SECTION 34. MERIDIAN: NAD83. SCALE FACTOR: 0.9999768978

DEED REFERENCE:

TRACT A OF HIGHLAND TERRACE PHASE 1 BOOK 312 PAGE 211

DECLARANT DECLARATION:

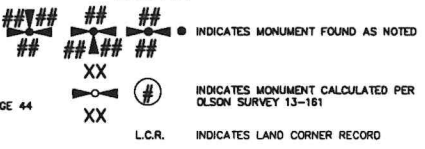
THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "HIGHLAND TERRACE PHASE 2" A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR HIGHLAND TERRACE PHASE 2, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

SURVEY REFERENCES:

- OLSON SURVEY, BOOK 31, PAGE 161
- HAGEDORN SURVEY, BOOK 35, PAGE 175
- HAGEDORN SURVEY, BOOK 42, PAGE 49
- MINISTER SURVEY, BOOK 51, PAGE 68
- TANDY SURVEY, BOOK 56, PAGE 121
- TANDY SURVEY, BOOK 56, PAGE 154
- RENTON SURVEY BOOK 67 PAGE 53
- RIVERSIDE ESTATES SUBDIVISION P-1 BOOK 312 PAGE 44
- HAGEDORN SURVEY BOOK 14 PAGE 43
- HAGEDORN SURVEY BOOK 2, PAGE 22
- AVERY SURVEY BOOK 70 PAGE 82
- CARL BESEDA SURVEY BOOK 54 PAGE 16
- HIGHLAND TERRACE PHASE 1 BOOK 312 PAGE 211

LEGEND:



ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID ALLAN DENNY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 20____.

SIGNED _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING IN _____ MY COMMISSION EXPIRES _____ PRINT NOTARY NAME _____

ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____
SIGNED OR ATTESTED BEFORE ME ON _____ BY _____ MANAGER OF _____ LLC, A WASHINGTON LIMITED LIABILITY COMPANY
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 20____.

SIGNED _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING IN _____ MY COMMISSION EXPIRES _____ PRINT NOTARY NAME _____

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-18-20

HIGHLAND TERRACE PHASE 2

SUBDIVISION

A REPLAT OF TRACT "A" OF HIGHLAND TERRACE PHASE 1 (312-211) IN A PORTION OF THE NE 1/4, AND THE NW 1/4, THE SE 1/4 OF SECTION 33 T. 5 N., R 1 E., W. M., CITY OF LA CENTER CLARK COUNTY, WASHINGTON SHEET 2 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	1443.60'	0°37'48"	15.88'	S 87°40'29" E	15.88'
C2	1443.60'	3°01'25"	76.18'	S 85°50'52" E	76.17'
C3	1443.60'	1°09'28"	29.18'	S 83°45'25" E	29.18'
C4	1393.60'	1°55'58"	47.01'	N 84°08'40" W	47.01'
C5	1393.60'	2°52'45"	70.03'	N 86°33'01" W	70.02'
C6	5.00'	31°17'26"	2.73'	S 72°20'41" E	2.70'
C7	50.00'	36°11'46"	31.59'	N 77°21'41" W	31.06'
C8	50.00'	38°53'56"	33.95'	S 65°05'28" W	33.30'
C9	50.00'	33°50'37"	29.53'	S 28°43'11" W	29.11'
C10	50.00'	45°47'32"	39.96'	S 11°05'54" E	38.91'
C11	50.00'	54°34'05"	47.62'	S 61°16'42" E	45.84'
C12	50.00'	68°42'17"	59.96'	N 57°05'07" E	56.43'
C13	50.00'	70°3'03"	6.15'	N 19°12'27" E	6.15'
C14	5.00'	76°19'41"	6.66'	S 53°50'46" W	6.16'
C15	1443.60'	1°56'43"	49.01'	N 87°01'02" W	49.01'
C16	1443.60'	2°30'16"	63.10'	N 84°47'33" W	63.10'
C17	1443.60'	0°21'44"	9.13'	N 83°21'33" W	9.13'
C18	1393.60'	2°13'15"	54.02'	S 84°17'18" E	54.02'
C19	1393.60'	2°35'28"	63.02'	S 86°41'40" E	63.02'
C20	500.75'	0°48'41"	8.80'	N 01°37'16" E	8.80'

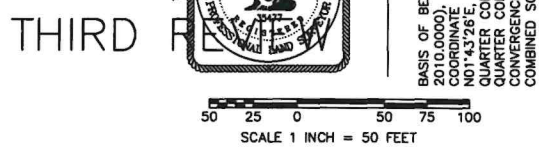
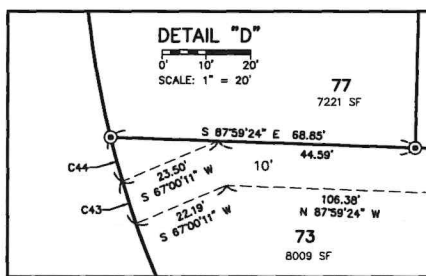
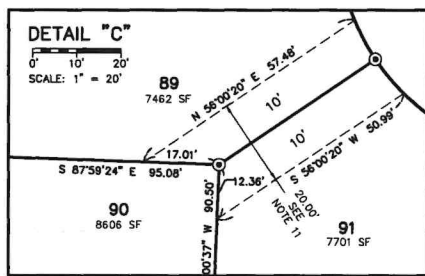
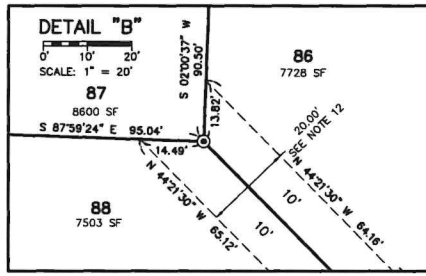
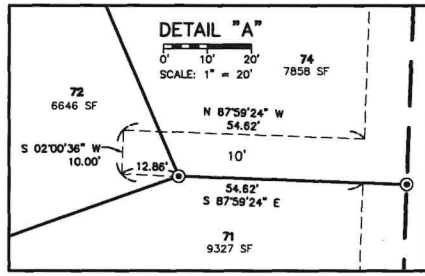
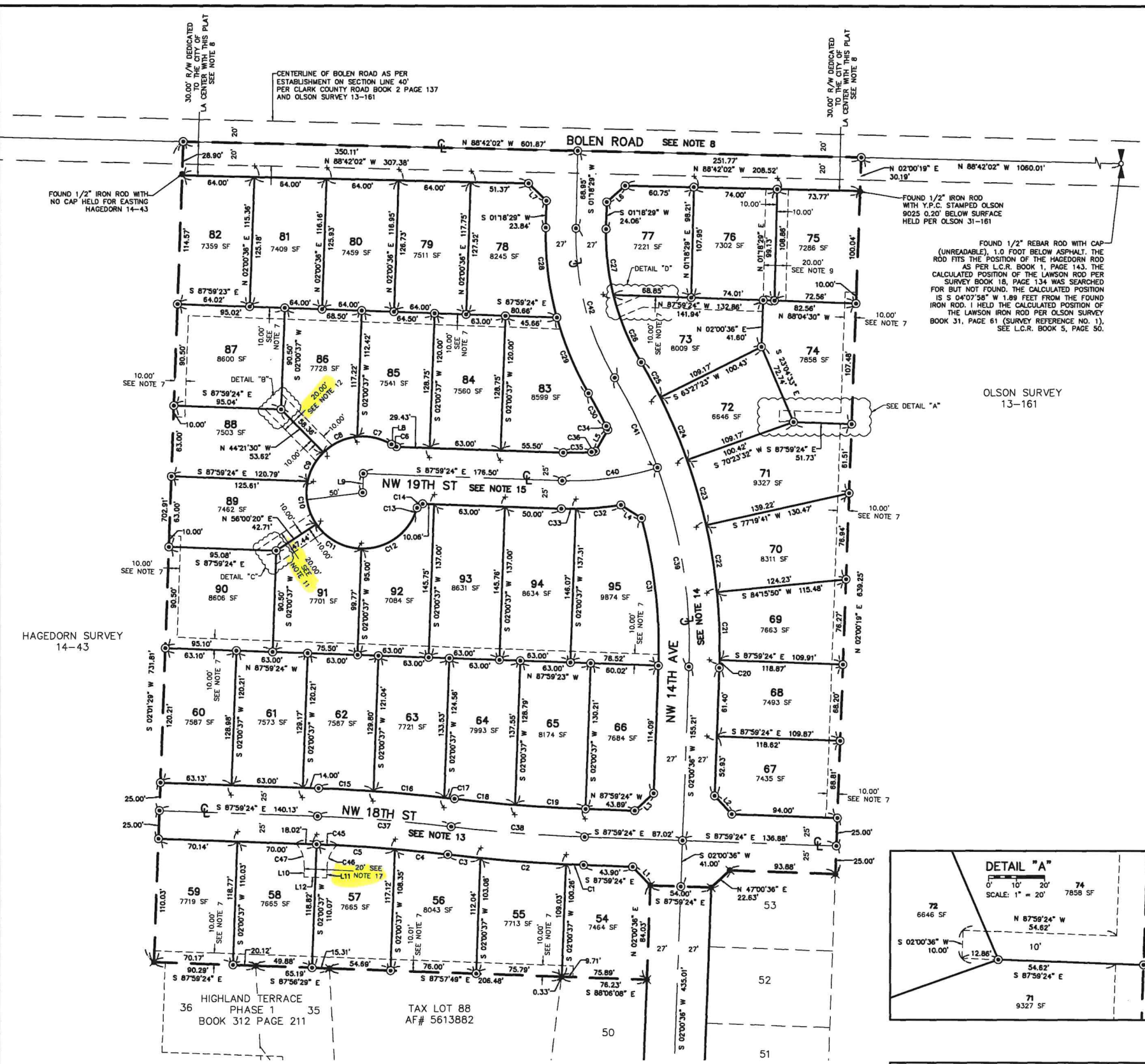
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	500.75'	6°58'12"	60.92'	N 02°15'11" W	60.88'
C22	500.75'	6°56'15"	60.63'	N 09°12'24" W	60.59'
C23	500.75'	6°56'15"	60.63'	N 16°08'39" W	60.59'
C24	500.75'	6°56'15"	60.63'	N 23°04'54" W	60.59'
C25	500.75'	4°03'00"	35.39'	N 28°34'31" W	35.39'
C26	223.00'	18°43'25"	65.09'	S 22°14'18" E	64.86'
C27	223.00'	15°11'05"	59.10'	S 06°17'03" E	58.93'
C28	277.00'	16°44'36"	80.95'	S 07°03'49" E	80.66'
C29	277.00'	15°09'54"	73.32'	S 23°01'04" E	73.10'
C30	446.75'	4°16'49"	33.37'	N 28°27'36" W	33.37'
C31	446.75'	17°04'07"	133.09'	N 06°31'27" W	132.60'
C32	275.00'	8°27'54"	40.63'	N 85°04'05" E	40.59'
C33	275.00'	2°42'34"	13.00'	S 89°20'41" E	13.00'
C34	16.00'	12°51'33"	3.59'	N 19°52'59" W	3.58'
C35	225.00'	6°32'48"	25.71'	N 88°44'12" E	25.70'
C36	16.00'	13°10'22"	3.68'	N 78°32'37" E	3.67'
C37	1418.60'	4°48'43"	119.14'	N 85°35'02" W	119.10'
C38	1418.60'	4°48'43"	119.14'	S 85°35'02" E	119.10'
C39	473.75'	21°53'39"	181.03'	N 08°56'13" W	179.93'
C40	250.00'	19°43'03"	86.03'	N 82°09'05" E	85.61'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C41	473.75'	10°42'58"	88.60'	N 25°14'32" W	88.48'
C42	250.00'	31°54'30"	139.23'	S 14°38'46" E	137.43'
C43	223.00'	2°34'43"	10.04'	S 17°49'44" E	10.04'
C44	223.00'	2°39'47"	10.36'	S 15°12'29" E	10.36'
C45	1393.60'	0°45'00"	18.24'	N 87°36'54" W	18.24'
C46	28.00'	44°50'48"	21.92'	S 24°50'40" W	21.36'
C47	28.00'	44°06'32"	21.56'	N 20°33'12" W	21.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 43°12'18" W	22.71'
L2	S 42°59'23" E	22.46'
L3	S 47°00'36" W	22.80'
L4	S 57°07'03" E	21.60'
L5	S 29°34'31" W	21.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S 48°09'21" W	21.76'
L7	S 45°32'22" E	22.07'
L8	N 57°58'53" W	2.24'
L9	N 02°00'36" E	17.00'
L10	N 02°00'04" E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N 02°25'16" E	9.68'
L12	S 87°59'56" E	20.00'



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