

MINISTER-GLAESER SURVEYING INC.

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TO: City of La Center
FROM: Chris Avery, Minister-Glaeser Surveying
DATE: November, 18 2019
SUBJECT: Schlentz Annexation Capital Facilities Analysis

Peter Schlentz proposes the annexation of a 4.87 acre portion of parcel 986044822, into the City of La Center. Upon annexation the future zoning of the site will be R-7.5. While no development plans are currently proposed for the subject property, City of La Center Annexation Code 18.290.030-1-g requires, “*Evidence demonstrating that all public facilities and services necessary to serve the annexation territory, at full build-out, are either constructed or planned for and funded at a level of service sufficient to meet the demands of the most intense development allowed on the property in question*”. Following is our public facilities analysis.

TRANSPORTATION:

NE Ivy Ave provides access to the site along its Northeastern boundary. NE Ivy Ave right-of-way has previously been annexed into the City of La Center.

Holley Park Subdivision, currently under construction, will also stub a public road to a point on the East line of the subject property near its Northeast corner.

SANITARY SEWER:

According to an email dated 7/03/2019 from Anthony Cooper, City of La Center Engineer, “*There is sewer available (to this site). This a tougher site to get sanitary sewer service than the Peterson property. The nearest gravity sewer is in 4th Street. There is a small 1-¼” force main that serves the Public works shop in E. Ivy Avenue. This would likely not be large enough to serve the Schlentz property. There is a subdivision called Holley Park that has just had a public hearing. It is currently under engineering review and it is just east of the Schlentz property. They have proposed a 2” force main that will be extended just short of the east property line. I have attached the utility plans. That 2” force main may have enough capacity to serve the Schlentz property, but it depends on the amount of flow. It may be necessary to extend a force main from the Schlentz property along*

Ivy Avenue to connect to the 8-inch gravity sewer in 4th Street. Grinder systems to serve the development may be an option.

DOMESTIC WATER:

Clark Public Utilities (CPU's) is the water purveyor for this site. Summarizing CPU's request for utility service, *"There is an existing 2" CL-200 PVC water main connected to an 8" C-900 PVC water main within E. Ivy Ave that connects to a 12" PVC water main in E. 4th Street. Depending on site access and development layout, public water to the site is available by connecting to the existing 8" water main within E. Ivy Avenue. A minimum 8" water main should be extended on site and looped where possible. The project engineer is encouraged to coordinate the offsite water improvements with the proposed "Holley Park" development located adjacent to this project site.*

STORMWATER:

Stormwater runoff (quantity and quality) from the future development will be maintained and treated on-site at the pre-developed site conditions. Any future development will meet the standards of City of La Center stormwater ordinance (Municipal Code 18.320).

FIRE AND POLICE PROTECTION:

Future homes on this site will be protected by City of La Center Police Department and Clark County Fire District. Police and Fire levy property taxes will be collected from the future residences to pay for the additional services generated by the additional future homes.

PARKS:

Park impact fees will be collected at the time of building permit issuance for the future homes.

SCHOOLS:

School impact fees will be collected at the time of building permit issuance for the future homes.

Chris Avery

From: Anthony Cooper <acooper@ci.lacenter.wa.us>
Sent: Wednesday, July 3, 2019 3:58 PM
To: Chris Avery
Subject: RE: Schlentz Annexation
Attachments: 20190703151743698.pdf; 19 Preliminary Plans.pdf

Chris:

Yes. There is sewer available. This a tougher site to get sanitary sewer service than the Peterson property. The nearest gravity sewer is in 4th Street. There is a small 1 ¼" force main that serves the Public works shop in E. Ivy Avenue. This would likely not be large enough to serve the Schlentz property.

There is a subdivision called Holley Park that has just had a public hearing. It is currently under engineering review and it is just east of the Schlentz property.

They have proposed a 2" force main that will be extended just short of the east property line. I have attached the utility plans. That 2" force main may have enough capacity to serve the Schlentz property, but it depends on the amount of flow.

It may be necessary to extend a force main from the Schlentz property along Ivy Avenue to connect to the 8-inch gravity sewer in 4th Street. Grinder systems to serve the development may be an option.

Depending on what is built, the development will have to comply with the city stormwater ordinance.

I am not sure if CPU has a water line near this area.

Let me know if you have questions.

Thanks

From: Chris Avery [mailto:CSA@mgsurvey.com]
Sent: Wednesday, July 03, 2019 2:49 PM
To: Anthony Cooper
Subject: Schlentz Annexation

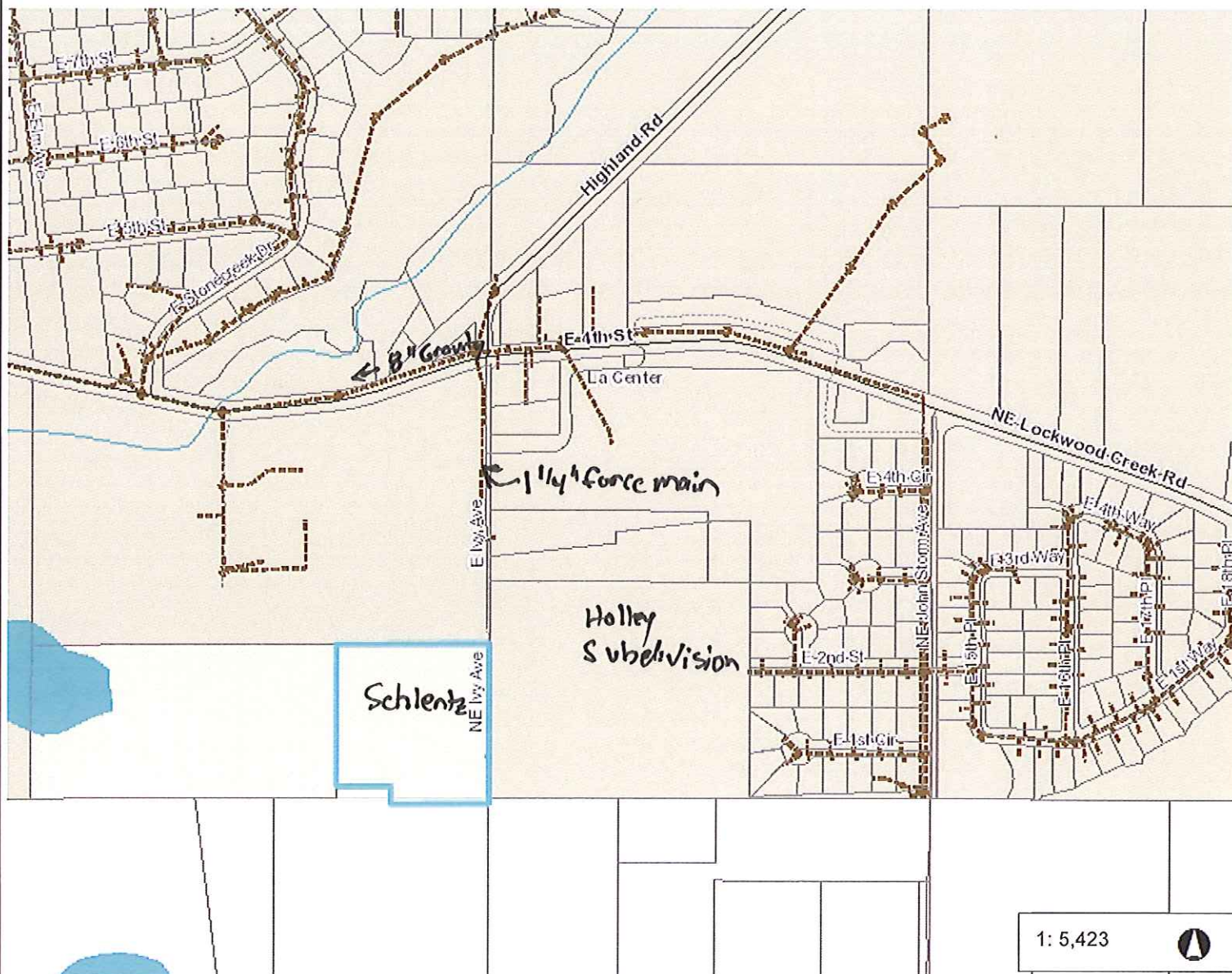
Hi Tony-

I'm working on the annexation petitions for Peter Schlentz property, parcel number 986044822. When you have some time in the next week or two, could you give me the summary of City services available and required for future development for the capital facilities analysis (same run down that you gave me for the Peterson annexation info below). Please and thank you!

Christopher S. Avery
Professional Land Surveyor
Land Use Planner



Schlentz property

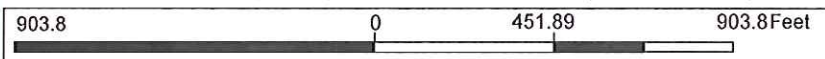


Legend

- Taxlots
- All Roads
 - Interstate
 - State Route
 - Arterial
 - Forest Arterial
 - Minor Collector
 - Forest Collector
 - Private or Other
- Sanitary Sewer
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 5,423



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

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.



REQUEST FOR UTILITY REVIEW – WATER AVAILABILITY
P. O. Box 8900 (8600 N.E. 117 Ave) Vancouver, WA 98668
(360) 992-8022 Email: wateradmi@clarkpud.com

APPLICANT INFORMATION

DATE: 7/8/2019

NAME Chris Avery
ADDRESS 2200 E Evergreen Blvd
CITY Vancouver STATE WA ZIP 98661
TELEPHONE (360)907-3379 EMAIL cas@mgsurvey.com

Notification Method: Email Type of Development: Subdivision
Number of Units: Not Listed

Property Location

Serial Acct. No 98644822
Property Address NE 4th St and E Ivy Ave La Center WA (or nearest cross street)
Property Size 5.00 Acres Required Fire Flow GPM

PLEASE SUBMIT PLAT MAP WITH REQUEST

GENERAL CONDITIONS FOR SERVICE (CPU Staff Only)

Clark Public Utilities is the water purveyor for this site. No site plan was submitted with this review request so comments are general in nature and subject to change pending a full site plan review.

There is an existing 2" CL-200 PVC water main connected to an 8" C-900 PVC water main within E Ivy Ave that connects to a 12" PVC water main E 4th Street. There is an existing domestic service to this site, located near the NE corner of the parcel. See attached Clark Public Utilities (CPU) water distribution map for reference, Project Engineer shall verify all existing conditions prior to final design.

The fire flow in the near vicinity has not been recently been calculated. Static water pressure is expected to be vary around 75psi depending on site elevation, system demand and reservoir levels. The Project Engineer shall verify (i.e. hydraulic modeling) adequate fire flow is available throughout the development and proper fire protection (i.e. hydrants and building sprinkler systems) shall be installed as required by the Fire Marshal. If updated fire flow calculations are required, please contact Water Services at (360) 992-8022.

Depending on site access and development layout, public water to the site is available by connecting to the existing 8" water main within E Ivy Avenue. A minimum 8" water main should be extended on site and looped where possible. The Project Engineer is encouraged to coordinate the offsite water improvements with the proposed 'Holley Park' development located adjacent to this project site and easement(s) will be required to Clark Public Utilities for all water mains and services (up to the meter) located within private property.

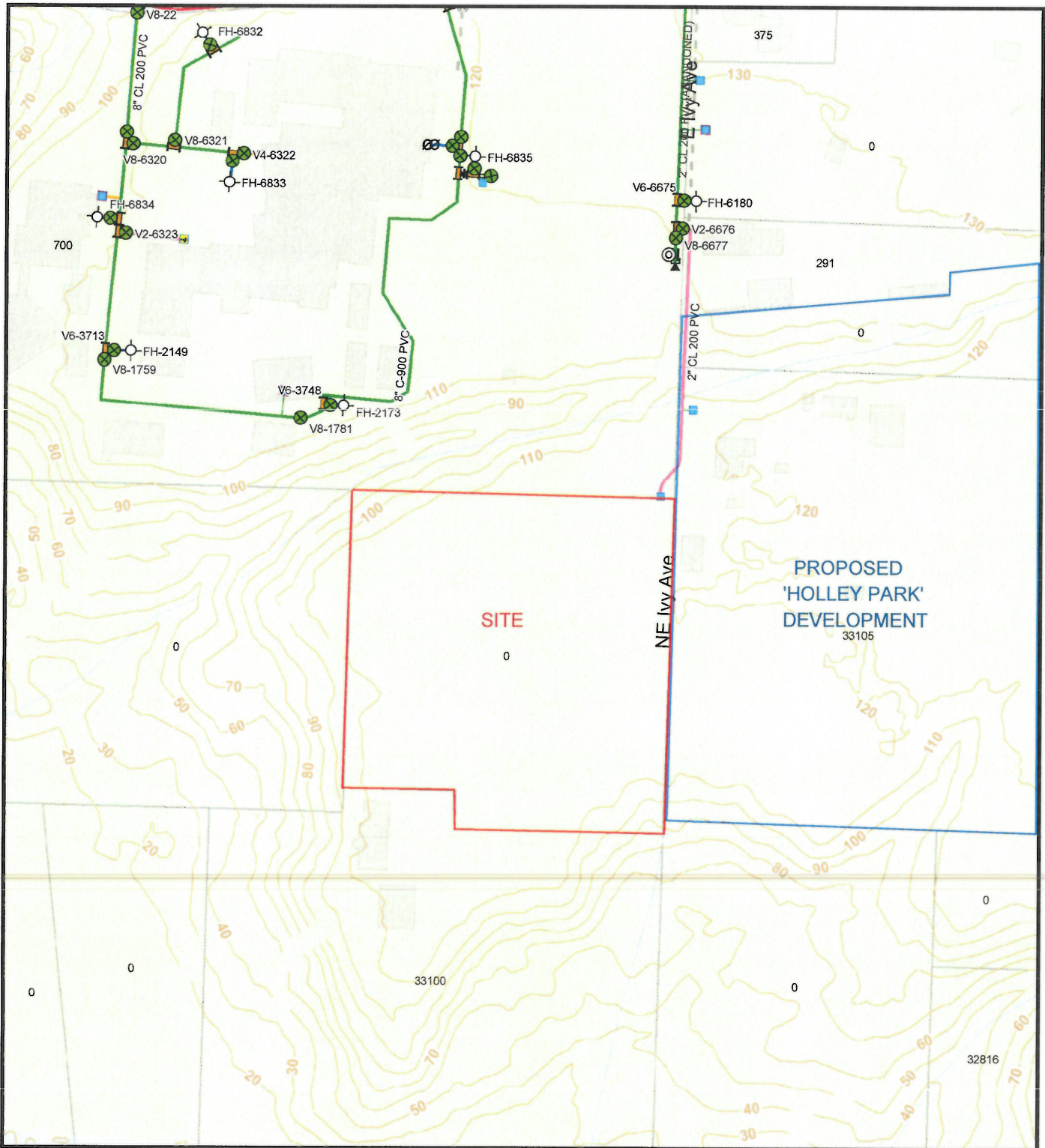
Proper state approved backflow devices will be required for all domestic, fire and landscape water services. All hot taps shall be performed by a Utility approved contractor. The Developer is responsible for costs associated with the service and fire protection installation, right-of-way permitting, and any other needed water improvements.

Submit full engineering plan set for further requirements and comments.

- Checked boxes for: Licensed Civil Eng. Drawing Required for Clark Public Utilities approval prior to construction, Easement Required, Clark Public Utilities has the capacity to serve, if the above conditions are met, Developer/Owner shall pay County Right-of-Way fees based on off-site improvements

Review comments are subject to modification during detailed plan check and review.
This utility review is valid for six months after the date of signature below.

REVIEWED BY Nick Flagg, PE DATE 07/08/2019



Legend					
Unknown	8"	Butterfly, Closed	Air Release	Cross	Reservoir
2"	10"	Butterfly, Open	Check	Tee	Booster Pumping Station
3"	12"	Gate, Closed	Double Check	Cap and Thrust Block	Satellite Well
4"	14"	Gate, Open	Blow Off	Reducer	Production Well
6"	16"	Abandoned Valve	Pressure Regulating Valve	Coupling	Fire Flow At 20psi
Water Service	Water Meter	Valve Book	Tapping Sleeve	Not Tested	1 - 499
				500 - 999	1000 - 1499
				1500 - 7981	

1 inch = 200 feet

Clark Public Utilities
customer-owned, customer-friendly

OPERATIONS MAP
Printed on: 7/8/2019 Printed by: NickF

MAP NUMBER
4103-N