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 La Center, Washington 98629  
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**PRE-APPLICATION CONFERENCE  
 Asa's View (2022-003-PAC)**

Meeting conducted on February 2, 2022 at 11:00 AM PST

**PROJECT INFORMATION**

Site Address	2313 NE Lockwood Creek Road
Legal Description	#102 and #39 of Section 2, T4N R1E WM
Applicant	Troy Johns (360) 600-4425 <a href="mailto:Troy@urbannw.com">Troy@urbannw.com</a> 1004 W. 13 <sup>th</sup> Street. St. Suite 220 Vancouver, WA 98660
Applicant's Representative	Shawn Ellis NW Consillo LLC (503) 415-0424 <a href="mailto:Sellispdx@gmail.com">Sellispdx@gmail.com</a> 2410 NE 22 <sup>nd</sup> Avenue, Portland, OR 97212
Property Owner	William Roskowski Gravitare Capital LLC (503) 201-1208 <a href="mailto:William@roskowski.com">William@roskowski.com</a> 13563 NW Fuller Road, Portland, OR 97229
Proposal	Subdivide 16.56 acres into 71 single-family residential lots in the LDR 7.5 zone
Date of Issue	10 February, 2022

**SUMMARY**

The applicant is proposing a 69-lot subdivision on the approximate 18.57-acre site. Lot sizes would generally range from 7500 sf to 8732 sf with one lot proposed at 11,110 square feet. The property is located on the south edge of NE Lockwood Creek Rd at the eastern limits of the City of La Center. It is adjacent to La Center Middle School located to the west. La Center Elementary School, Holley Park, La Center Community Library, and a post office are located on NE Lockwood Creek Road within one mile. The East Fork Lewis River lies three-quarters of a mile south of the development. Agricultural properties lie to the east/southeast.

The site is zoned LDR-7.5 and the comprehensive plan designation for the site is Urban Residential (UR). All proposed lots can meet the minimum lot size of 7,500 square feet and minimum dimensional standards (lot width and depth) of the Zone. One lot, Lot #46, is around 11,100 square feet and exceeds the maximum lot size standard.

Access to the property would be from a public street entrance from NE Lockwood Creek Road. This proposal would extend residential roadways through the site and to the southern boundary to provide access to the properties. All road, sidewalk and driveway construction within this development will meet City of La Center and ADA standards. All proposed streets within the subdivision would be public.

Clark County shows an area of potential wetlands in the man-made ditch along the side of the driveway. These have been mapped as shown on the topographic survey. It is thought that these potential wetlands are man-made and non-jurisdictional. The applicant states that a critical areas report will be prepared and submitted for review with the preliminary application. Clark County also maps the majority of the property as moderate to moderate-high risk of encountering archaeological resources. Development activities on the property will be subject to the City's archaeological protection ordinance in LCMC 18.360 including the requirement to provide an archaeological predetermination report.

### **PRELIMINARY REVIEW**

#### **Development Standards**

Subsequent application(s) shall address the following development standards. Failure of the City to cite specific requirements of the La Center Municipal Code (LCMC) in this report does not relieve the applicant of the responsibility to meet all applicable criteria. If the proposal changes from what was presented in the pre-application conference, it may trigger other review standards and processes than what is identified in this report.

**Applicable Criteria:** The application will be reviewed for compliance with the La Center Municipal Code (LCMC): 3.35 Impact Fees; Chapter 8.60 Sign Regulations; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code Chapters: 18.30 Procedures; 18.130 Low Density Residential District; 18.147 Parks and Open Spaces; ; 18.210 Subdivisions; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; 18.360 Archaeological Resource Protection.

## Public Works and Engineering Analysis

### **LCMC: 3.35 Impact Fees;**

Per LCMC 3.35, impact fees will be collected for traffic, sewer, park and school impacts. These fees will be imposed at the time when building permits are issued.

### **Chapter 12.10 -- Public and Private Road Standards**

*City of La Center Engineering Standards for Construction* shall apply to all public road improvements unless modified by the director. **See Attachment B.**

Lockwood Creek Road is classified as a Minor Arterial per the updated Capital Facilities Plan. The city has designated Lockwood Creek Road as a Minor Arterial "A" per the Engineering Standards. General roadway and right-of-way standards shall apply and provide half street improvements per LCMC 12.10.090.

Half street improvements will need to be constructed along the frontage improvements for a plat per the Minor Arterial "A" Standard Detail. The streets within the development shall be either a Neighborhood or Local Street Standard per the Engineering Standards depending on the ADT,

All pedestrian path of travel in public right of way including; sidewalks, curb ramps and street pedestrian crossings shall comply with the American Disabilities Act.

**Comments**

***Streets and Circulation***

The access to Lockwood Creek Road shall be justified by a traffic report. The CFP and Engineering Standards require a minimum spacing of 600-feet between streets and driveway connections to an Arterial. The access to Asa's development may need to align with NE 24<sup>th</sup> recommendations.

For dead end streets that serve more than one lot, a hammerhead or cul-de-sac if required. The street stub to the south end of the site, as shown on the site plan, appears to be approximately 200-feet in length and will either need to be a hammerhead or cul-de-sac.

A Traffic Engineer, licensed in Washington State, will need to assess the impacts to Lockwood Creek Road resulting trips from the development.

***Grading***

The applicant shall submit final grading and erosion control permit as part of the subdivision plans showing the proposed contours on the plans.

The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards. As part of these standards a construction stormwater permit is required from the Department of Ecology and an SWPPP will be necessary as part of the plan submittal to the city. All erosion control measures shall be designed, approved, installed and maintained consistent with Chapter 18.320 LCMC and the applicant's Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30<sup>th</sup>, no soils shall remain exposed for more than two (2) days. From May 1<sup>st</sup> through September 30<sup>th</sup>, no soils shall remain exposed more than seven (7) days.

Geotechnical Study. A complete application will include a geotechnical study and report, prepared by a geotechnical engineer or geologist, licensed in the state of Washington. The report shall include at a minimum, testing to support the structural section of the roadway, site building construction, grading, retaining wall design, as applicable, and subsurface drainage. LCMC 18.212.050.

**Chapter 13.10 -- Sewer System Rules and Regulations**

Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

Per the City Engineering Standards, sanitary sewers should be designed to care for future loads that may reasonably be expected from full development upstream, consistent with the La Center Comprehensive Plan, Capital Facilities Plan, LCMC Title 13, and the Sewer Master Plan (General Sewer Plan).

The applicant is proposing to connect the sanitary sewer piping to the existing Middle School pump station. An 8-inch pipe stub was provided to the east school property line from the pump station wet well for future connection to the parcels east of the school property. A public sewer main is shown on the preliminary plans for Asa's that traverses through the development lots. A minimum of a 15-

feet wide public easement will need to be provided on private property with vehicle access to the easement. **See Attachment A.**

The General Sewer Plan shows a gravity sewer main extending on the applicant's property to the north, to allow future connection of gravity sewer service for parcels north of Lockwood Creek Road. As part of the LCMC requirements, extension of a public sewer main will need to be provided to applicant's north property boundary and east property line for future connection.

#### **Chapter 18.320 (Stormwater and Erosion Control)**

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation.

The applicant proposes to create new impervious public interior streets, that will be public Per LCMC 18.320.210. Treatment BMPs shall be sized to the treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

A Technical Information Report (TIR) will need to be submitted by the applicant and must comply with LCMC 18.320.

The LCMC section 18.320.220 states that if surface water leaves the site, stormwater must be detained per LCMC. Runoff calculations need to consider undisturbed forest as the pre-developed condition in determining runoff curve numbers or a downstream analysis of the existing conveyance system is required. The design must meet the LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system.

The collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternate, WSDOT Hydraulics Manual can be used for inlet capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational method.

Downspouts connections from the houses must connect directly into the site stormwater system. Laterals from the storm main in the street must be shown to serve each lot.

#### **Maintenance of Stormwater Facility**

The applicant shall be responsible for maintenance of the stormwater facility. An operations manual must be submitted for City review approval for the maintenance of the facility in all cases. Adequate bonding is required to guarantee maintenance of the facility for a period of two years following final plat.

#### **Street Lighting**

Street light design and installation is reviewed and approved by the City of La Center. Street lighting on local streets shall be Acorn full cutoff single fixture on a black decorative fiberglass pole and the frontage improvements will need to have Cobra Head LED light per the Engineering Standards. The applicant shall submit a Photometric analysis along with the street light design to verify compliance with the Engineering Standards.

**Potable Water**

Water system connections are regulated by Clark Public Utility (CPU) and a permit and plan approval will be required for City plan approval.

Clark Public Utilities must approve the water pipe system and service to all lots. CPU needs to be contacted about the existing water system pressure and the applicant must meet CPU approval for the new water system.

Coordinate with Clark Cowlitz Fire & Rescue regarding hydrant spacing and related fire flow and fire protections issues.

**Land Use Analysis**

**Chapter 8.60 Sign Requirements**

If proposed, signs must comply with this chapter including the general requirements (8.60) and requirements for signs in residential zones (8.60.060). Signs in residential zones are limited to illuminated sign at the entrance to the subdivision of 32 square feet.

**Chapter 18.30.100 Type III procedure**

(1) Hearing. An application subject to a Type III process will be considered at one or more public hearings before a city hearings examiner. The city clerk shall schedule a public hearing for an application within 78 calendar days after the date the city found the application was technically complete.

(2) Notice of Hearing. At least 14 calendar days before the date of the hearing, the city clerk shall mail public notice of the hearing as provided in LCMC 18.30.120. At least 10 days before the date of the hearing, the city clerk shall cause notice of the hearing to be published and posted as provided in LCMC 18.30.120.

(3) Staff Report. At least seven calendar days before the date of the hearing, the director shall issue a written staff report regarding the application(s). The staff report shall set out the relevant facts and applicable standards for the application and a summary of how the application complies with those standards based on the facts and evidence, including any conditions of approval. The city clerk shall mail a copy of the staff report to the hearings examiner, the applicant, and the applicant's representative(s) and other parties who request it. Copies of the staff report also shall be available at City Hall seven days prior to the hearing and at the public hearing.

(5) Decision. Within 14 calendar days after the date the record closes regarding a given application(s), the hearings examiner shall submit to the city clerk a written decision regarding that application(s). The decision shall set out the relevant facts and applicable standards for the application(s) and a summary of how the application(s) complies with those standards based on the facts and evidence, including any conditions of approval.

(6) Notice of Decision. Within seven calendar days of the date of the decision, the city clerk shall mail a notice of decision as provided in LCMC 18.30.120.

(7) Appeal and Post-Decision Review. A final decision regarding an application subject to Type III process can be appealed pursuant to LCMC 18.30.130 and can be amended by post-decision changes pursuant to LCMC 18.30.150. [Ord. 2006-17 § 1, 2006.]

**Chapter 18.130 (Low Density Residential)**

The site is zoned LDR-7.5, low density residential, with a minimum lot size of 7,500 feet. Single-family detached residential dwelling units are a permitted use within the zoning district. The development must meet a minimum of 4 units per net acre. Net acre is defined as gross area minus area for public rights-of-way, private streets, utility easements, public parks, and undeveloped critical areas and buffers. Density can be transferred from undeveloped critical areas and buffers under the provisions 18.300.130 and reduce lot sizes for up to 10 percent of the lots on the site to 6,000 square feet. Individual parcels may not be smaller than 6,000 S.F. or larger than 11,000 S.F. LCMC 18.130.180.

The applicant’s proposed conceptual plan shows lots generally ranging in size from 7,500 square feet to 8,750 square feet. They applicant has not indicated that they are using the density transfer provisions in the critical areas ordinance. A single lot (lot #46) exceeds 11,000 square feet, above the City’s maximum lot size. The applicant will need to reduce this lot to be no larger than 11,000 square feet or apply for a variance.

Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard Setback (feet) <sup>1, 2</sup>	Minimum Side Yard Setback (feet) <sup>2</sup>	Minimum Street Side Yard Setback (feet) <sup>2</sup>	Minimum Rear Yard (feet) <sup>2, 3</sup>
60	90	20	7.5	10	20

<sup>1</sup>If there are dwellings on both adjoining lots with front yard setbacks less than the required depth for the district, the minimum front setback for the lot is the average of the front setbacks of the adjoining dwellings. If there is a dwelling on only one adjoining lot with a front yard setback less than the required depth for the district, the minimum front setback for the lot in question is the average of the adjoining front yard setback and 15 feet.

<sup>2</sup>Cornices, eaves, belt courses, sills, canopies, or other similar architectural features (not including bay windows or vertical projections) may extend or project into a required yard not more than 30 inches. Chimneys may not project into a required yard more than 24 inches. A deck not more than 30 inches in height (measured from the lowest grade in the setback to the deck surface) and not covered by a roof or canopy may extend up to 10 feet into a front yard setback, seven and one-half feet into a street side yard setback and is permitted in a side or rear yard regardless of the setback requirements.

<sup>3</sup>A detached accessory structure, other than a garage or carport, may be situated in a rear and/or side yard provided it is at least six feet from the primary structure on a lot or parcel and it is set back from interior side and rear lot lines by at least five feet and from street side lot lines by at least 10 feet. A garage or carport may be situated in a rear and/or side yard provided it is at least 20 feet from the front and street side lot lines

Maximum building lot coverage shall not exceed 35 percent. Maximum impervious surface area shall not exceed 50 percent. Your proposed plat should calculate building lot coverage per lot and total amount of impervious surface area to be created.

**Chapter 18.147 Parks and Open Spaces**

LCMC 18.147 requires single-family residential development of 40 or more dwelling units to provide publicly accessible park space at a ratio of 0.25 acres per 40 dwelling units in excess of the first 40 units. Based on the 69 units proposed, the applicant is required to provide 0.18 acres of park space. However

the minimum contiguous park sizes is 0.25 acres. The applicant's conceptual plan indicates that 0.35 acres of usable park spaces is proposed. Parks must contain the required elements in LCMC 18.147.030(1)(b). The preliminary plat application shall include a preliminary park site plan and landscape plan showing the location of elements. The property owner or home owner's association is responsible for park maintenance.

### **Chapter 18.210 Subdivisions**

#### **Review Process for Subdivisions (LCMC 18.210.020)**

Subdivision applications are processed as a Type III land use review requiring a public hearing before the La Center Hearing Examiner. Within 14 days after the City finds the application technically complete, the Clerk shall mail a Notice of Application the applicant and adjacent property owners. The comment period shall remain open for a minimum of 14 days. The City will schedule a hearing within 78 days after the City finds the application to be technically complete. The City shall issue a staff report a minimum of seven calendar days prior to the hearing date. An appeal of the Hearing Examiner's decision must be made to the City Council within 14 days after the date of issuance of the decision.

**Submittal Requirements (LCMC 18.210.030):** A completed application form and the following materials will be required, prior to a determination of technical completeness:

1. The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application unless categorically exempt.
2. Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor.
3. Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance.
4. A legal description of the property proposed to be divided.
5. If a subdivision contains large lots or tracts which at some future time are likely to be re-subdivided, the application shall include a master plan of all land under common ownership in order to provide for extension and opening of streets at intervals which will permit a subsequent division of each divisible parcel into lots of smaller size.
6. A copy of the pre-application conference summary and all information required to address issues, comments and concerns in the summary.
7. A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.
8. The names and addresses of owners of land within a radius of 300 feet of the site. Owner names and addresses shall be printed on mailing labels.
  - a. The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.
  - b. If the applicant owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, then notice shall be mailed to owners of property within a 300-foot radius, as provided above, of the edge of the property owned by the applicant adjoining or across a right-of-way or easement from the property that is the subject of the application.

9. Applications associated with the preliminary plat, such as exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.
10. A wetland delineation and assessment is required by Chapter 18.300 LCMC and an application for a critical area permit, if wetlands are present and will be impacted. The wetlands on site must be classified using the 2014 Ecology wetland rating system. A wetland mitigation report is required, if wetlands will be impacted.
11. A geotechnical study is required if the site will contain substantial fill or there are steep or unstable slopes on the site.
12. Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.
13. Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.
14. A phasing plan, if proposed.
15. An archaeological predetermination
16. Additional information:
  - a. A traffic study (please consult with the City Engineer regarding intersections to be studied.)
  - b. A signed *Agreement to Pay Outside Professional Review Expenses Related to Land Use Application*. (Provided during the meeting.)

**Vesting:** Applications are vested on the date the City deems the application to be technically complete.

**Subdivision Approval criteria (LCMC 18.210.040):** The applicant carries the burden of proof to demonstrate that the proposal complies with the following City regulations and standards:

- Chapter 12.05 LCMC, Sidewalks;
- Chapter 12.10 LCMC, Public and Private Road Standards;
- Chapter 15.05 LCMC, Building Code and Specialty Codes;
- Chapter 15.35 LCMC, Impact Fees;
- Chapter 18.245 LCMC, Supplemental Development Standards;
- Chapter 18.300 LCMC, Critical Areas;
- Chapter 18.310 LCMC, Environmental Policy;
- Chapter 18.320 LCMC, Stormwater and Erosion Control;
- The subdivision must make appropriate provision for parks, trails, potable water supplies and disposal of sanitary wastes; and
- The subdivision complies with Chapter 58.17 RCW.

**Subdivision General Issues:**

1. To approve the preliminary plat, the Hearing Examiner must make an affirmative finding that “appropriate provision for potable water supplies and for the disposal of sanitary wastes”.
2. All existing wells and septic systems must be properly decommissioned prior to final plat.
3. The City may refuse bonds in lieu of improvements at the time of final platting if such bonding has not been previously discussed and documented.
4. Flag lots are discouraged.
5. The preliminary plat shall expire five years from the date of the Final Order. RCW 17.58.140(3)(a).
6. Phasing is permitted. All phases must be identified on the preliminary plat and be consistent with the lot number sequencing.

### **18.245 Supplementary Development Standards**

The applicant did not include specific information regarding the fencing, hedging, solid waste, lighting, noise, and landscaping requirements regulated by Chapter 18.245. The subsequent application must address these specific issues. According to LCMC 18.245.060, because the parcel is not separated from the school facility by a street, the landscaping must meet the standards of “L5 – 20 feet” landscaping. However, 18.245.060(4) indicates that the City can require a different amount of landscaping as part of development review. In this case, the new middle school provided a 30-foot wide buffer landscaped to an L1 standard. Staff finds that an additional 20-foot buffer is not required on the subject property. Fences constructed to the F2 standard (six-foot high and sight obscuring) are sufficient in this case.

### **18.260 Variances**

No variances have been requested. If any variances are requested, please fully address the variance approval criteria in LCMC 18.260.

### **Chapter 18.280 Off-Street Parking and Loading Requirements**

Each dwelling unit shall be provided with two off-street parking spaces per Table 18.280.010 plus one space for guests. This may be accommodated with a note on the plat requiring each lot to provide three off-street parking spaces. Parking spaces within garages, carports and driveways serve to meet this requirement. The front plane of the garage must be setback a minimum of 18 feet from the interior edge of the sidewalk.

### **18.300 Critical Areas**

Early review of Clark County mapping resources has identified three resources categorized under “critical areas” (1) wetlands, (2) category II aquifer recharge areas, and (3) fish and wildlife habitat conservation areas. The intention of the critical areas overlay is to achieve “no net loss” of these important resources. This strategy can include an assortment of mitigation measures, such as buffers, and restoration or other preservation measures. A preliminary biological/wetlands survey has yet to be conducted. Therefore, it is unclear if the resources identified by Clark County mapping resources are present on site, specifically the wetlands and fish and wildlife habitat conservation area. If resources are found, a critical area report will be necessary. If wetlands are present onsite, a wetland delineation may also be required.

Found wetland resources will be subject to 18.300.090 (5). Clark County has 0.40 acres of potential wetlands and 9.78 acres of hydric soils mapped on their mapping portal. Wetlands are categorized from Class I-IV (I being the most critical to protect, IV being least critical to protect/often disturbed). Criteria for wetlands that are exempt from avoidance measures can be found in 18.300.090 (5)(d)(i). A critical areas report (wetland delineation) will be required and if wetlands or buffers are impacted, a mitigation plan is also necessary. The applicant’s critical areas report must address the applicable provisions of 18.300.080(5), 18.300.110, and 18.300.120 for development of non-excluded wetlands. If mitigation is proposed onsite (preferred), it needs to meet the mitigation ratios of Table 18.300.090(5)(l). General wetland development standards can be found in 18.300.090(5)(k).

Clark County maps the entire 18.57 acres of Asa’s View in a category II aquifer. However, the LCMC does not have specific requirements for residential development in category II aquifers. A Level 1 or Level 2 Hydrogeological Report will not be required for this development.

Fish and wildlife habitat conservation areas are subject to 18.300.090(2). Riparian areas, of which 4.53 acres are mapped by Clark County on the southern edge of the proposed development, are discussed

under 18.300.090(2)(a)(i). This code suggests the “use of riparian buffers of adequate size to maintain healthy, productive fish and wildlife habitat”. Best practices and regulations for new developments for riparian areas can be found in 18.030.090(2)(h). The riparian area also encompasses a DNR non-fish bearing stream. A biologist will determine if it is perennial or seasonal at a later date. Non-fish-bearing streams are required to have buffers ranging from 75-150 feet. Mitigation measures can be found in 18.300.090(2), and include no net loss strategies (18.300.090(2)(j)), buffer reduction (18.300.090(2)(l)), and more.

**18.310 Environmental Policy**

The project review application must include a SEPA checklist and appropriate processing fees.

The City will run the SEPA comment and land use comment period concurrently and will not make a decision on the land use application until after the close of the SEPA comment period.

**18.340 Native Plant List:** a preliminary biological survey has yet to be conducted. Therefore, native plant presence on site will be assessed at a later date. Any mitigation required shall use native plants in accordance with LCMC 18.340.

**18.350 Tree Protection:** If any tree greater than 5” DHA is proposed to be removed, a tree cutting permit and mitigation will be required. A tree protection plan will also be required in accordance with LCMC 18.350.060. Mitigation may consist of replanting on or off-site or payment in lieu of planting. LCMC 18.350.050.

**18.360 Archeological Resource Protection:** Clark County mapping resources identify the site as having moderate-high to high risk of containing archaeological resources and must file an archaeological predetermination report as per Table 18.360.020-1. Predetermination reports must contain the information in 18.360.080(4). Based on the findings of the predetermination report, further archaeological work or a full archaeological survey may be required.

**Application Fees**

An estimated fee schedule was provided during the meeting. Based upon the information provided to date, we estimate that the land use application fees will include:

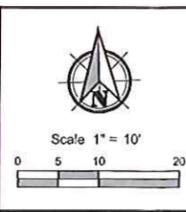
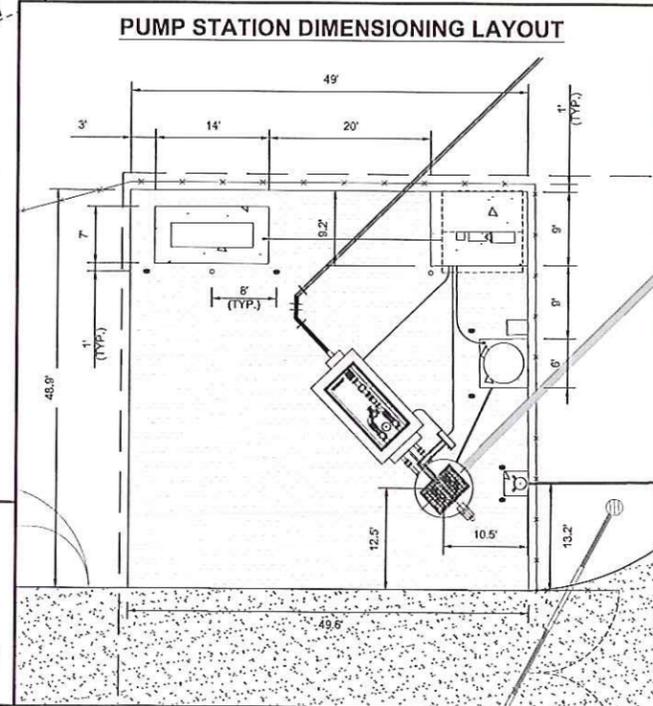
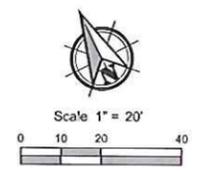
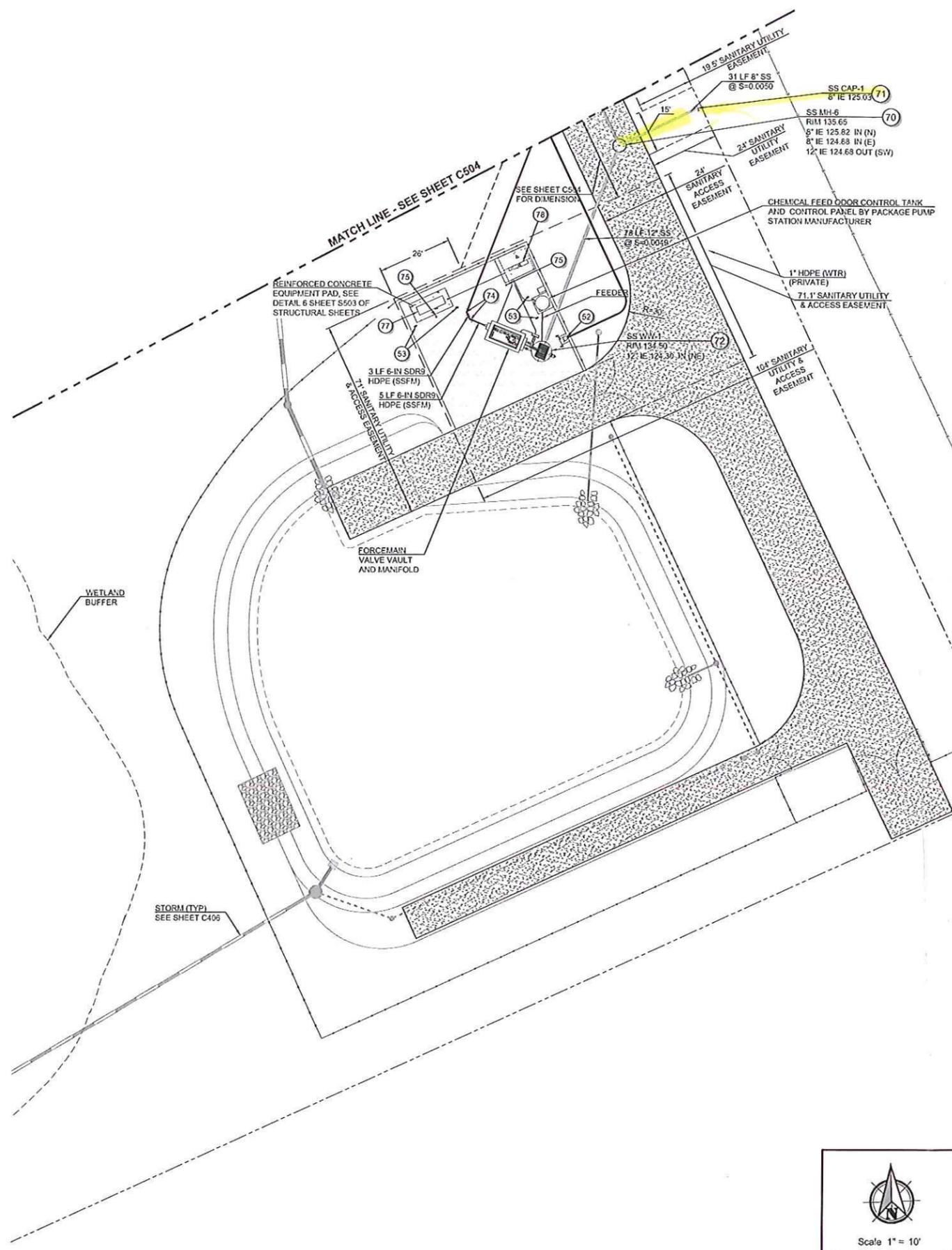
- Preliminary subdivision plat (\$3,400 +\$125/lot);
- SEPA (\$170 x 3);
- Critical Area review (\$340 per critical area);

The City requires an applicant pay actual costs of outside professional services including engineering, legal, and planning. Impact fees shall be assessed against each lot at time of building permit. (La Center Resolution No. 13-372). A copy of the agreement was provided at pre-application conference. Please include a signed agreement with the application.

Please note that the City is due to update its land use fees. Timeline for that is uncertain, but the fees listed above could change.

# **Attachment A**

Filename: I:\Projects\71000171\2021\2021-2022\000\Civil\CAD\Work\Sheet\7100\_C500-C505.dwg  
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 User: Daren Koniak  
 CAD Plot Date/Time: 8/6/2021 5:24:10 PM



**GENERAL NOTES**

- SEE SHEET C001 FOR ABBREVIATIONS AND MASTER LEGEND. SEE SHEET C002-C003 FOR GENERAL NOTES.
- SEE SHEET C923 FOR RESTRAINT LENGTH TABLES AND DETAILS FOR THRUST BLOCKS.
- SEE SHEET C924 FOR CLARK PUD GENERAL WATER CONSTRUCTION NOTES.

**WATER NOTES:**

- INSTALL 11-1/4" MJ BEND. RESTRAIN ALL JOINTS AND INSTALL THRUST BLOCK.
- INSTALL 22-1/2" MJ BEND. RESTRAIN ALL JOINTS AND INSTALL THRUST BLOCK.
- INSTALL 45" MJ BEND. RESTRAIN ALL JOINTS AND INSTALL THRUST BLOCK.
- INSTALL 90" MJ BEND. RESTRAIN ALL JOINTS AND INSTALL THRUST BLOCK.
- NOT USED.
- INSTALL 8" X 6" MJ X SIDE FLG TEE. RESTRAIN ALL JOINTS AND INSTALL THRUST BLOCK. (1) 6" FLG X MJ GV W/ MJ RESTRAINTS.
- INSTALL 8" X 8" FLG X FLG TEE. RESTRAIN ALL JOINTS. (1) 8" FLG X MJ ADAPTOR.
- INSTALL 8" CAP. RESTRAIN ALL JOINTS.
- INSTALL 6" FLG X MJ GATE VALVE WITH MJ RESTRAINT.
- INSTALL 8" FLG X MJ GATE VALVE WITH MJ RESTRAINT.
- INSTALL BLOW OFF ASSEMBLY, SEE DETAIL SHEET C924.
- INSTALL STANDARD FIRE HYDRANT ASSEMBLY W/ MIN. 4" X 4" CONCRETE PAD, SEE DETAIL SHEET C924.
- AFTER TESTING AND APPROVAL, HOT TAP TO EXISTING 8" WATER MAIN. SEE DETAIL SHEET C924.
- CONNECT TO WATER INSIDE BUILDING. SEE PLUMBING PLANS. WA DOH APPROVED BACKFLOW DEVICE INSIDE BUILDING.
- INSTALL 4" WATER METER BOX W/ TRAFFIC RATED LID & 4" METER. SEE DETAIL SHEET C923. COORDINATE WITH CLARK PUBLIC UTILITIES FOR METER INSTALLATION. SERVICE LATERAL SHALL BE FULLY RESTRAINED FROM TEE CONNECTION TO BUILDING.
- INSTALL 8" X 8" FLG X FLG TEE. W/ TRUST BLOCK. ADDITIONALLY INSTALL (2) 8" FLG X MJ GV W/ MJ REST & (1) 8" FLG X FLG GV.
- INSTALL FDC, SEE DETAIL SHEET C912.
- FDC CONNECTION, PER BIDDER DESIGN.
- INSTALL 2" WATER METER BOX AND METER FOR IRRIGATION. SEE DETAIL SHEET C923. SEE LANDSCAPE PLANS FOR CONNECTION AND BACKFLOW PREVENTION.
- INSTALL 8" X 4" FLG X MJ REDUCER WITH MJ RESTRAINT.
- INSTALL 1" WATER METER, SEE DETAIL SHEET C923. COORDINATE WITH CLARK PUBLIC UTILITIES FOR METER INSTALLATION.
- INSTALL WA DOH APPROVED 1" REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) DEVICE, SEE DETAIL SHEET C912.
- INSTALL 1" WATER SERVICE PER CLARK PUBLIC UTILITIES STANDARD DETAILS
- INSTALL PRIVATE YARD HYDRANT. SEE DETAIL SHEET C912.
- INSTALL PRIVATE FIXED BOLLARD, SEE DETAIL SHEET C912.
- INSTALL 4" FLG X MJ GATE VALVE WITH MJ RESTRAINT.

**SANITARY SEWER NOTES:**

- INSTALL PRECAST MANHOLE, SEE DETAIL SS-7 SHEET C920.
- INSTALL LATERAL STUB MARKER, SEE DETAIL SS-2 SHEET C920.
- PROVIDE PACKAGED PUMP STATION 72-IN WETWELL WITH DISCONNECT PANEL, ODORHOG VENT, AND 612 VALVE VAULT, SEE DETAIL SHEETS C925-C926.
- INSTALL RESTRAINED 11-1/4" BEND IN FORCE MAIN.
- INSTALL RESTRAINED 45" BEND IN FORCE MAIN.
- INSTALL BOLLARD TYPE 1 PER WSDOT STANDARD PLAN H-60.10, SHEET C917.
- WALL OR FOUNDATION PIPE PENETRATION. SEE STRUCTURAL DETAILS.
- 40 KW PAD-MOUNTED EMERGENCY GENERATOR WITH 24-HR DIESEL TANK, SUPPLIED BY PACKAGED PUMP STATION MANUFACTURER. SEE STRUCTURAL PLANS FOR PAD AND ANCHORAGE DETAILS.
- PUMP CONTROL PANEL, AUTOMATIC TRANSFER SWITCH, AND ELEC SERVICE DISCONNECT WITH 2-POST CONTROL SHELTER BY PACKAGED PUMP STATION MANUFACTURER.
- INSTALL 1,500 GALLON GREASE INTERCEPTOR, SEE DETAIL SHEET C912.
- INSTALL SANITARY CLEANOUT, SEE DETAIL SS-14 SHEET C921.
- SANITARY CONNECTION TO BUILDING. SEE MECHANICAL PLANS.
- INSTALL 4" X 6" 45" SANITARY WYE.
- INSTALL 6" X 8" 45" SANITARY WYE.
- APPROXIMATE LOCATION OF GREASE INTERCEPTOR VENT PIPE, SEE MECHANICAL PLANS FOR CONNECTION.
- INSTALL 2" AIR & VACUUM VALVE ASSEMBLY PER CITY OF LA CENTER STANDARD DETAIL SS-17, SEE SHEET C921.

**REVISIONS**

AGENCY REVIEW SET  
 2ND SUBMITTAL

PBS Engineering and Environmental Inc.  
 415 W 10th Street, Suite 101  
 300505-2400  
 phone.com



LA CENTER SCHOOL DISTRICT  
 LA CENTER NEW MIDDLE SCHOOL  
 2001 NE LOCKWOOD CREEK ROAD, LA CENTER, WA 98620



**NAC**  
 ARCHITECTURE  
 nacarchitecture.com  
 2025 FIRST AVENUE, SUITE 300  
 SEATTLE, WA 98121  
 P 206.441.4522

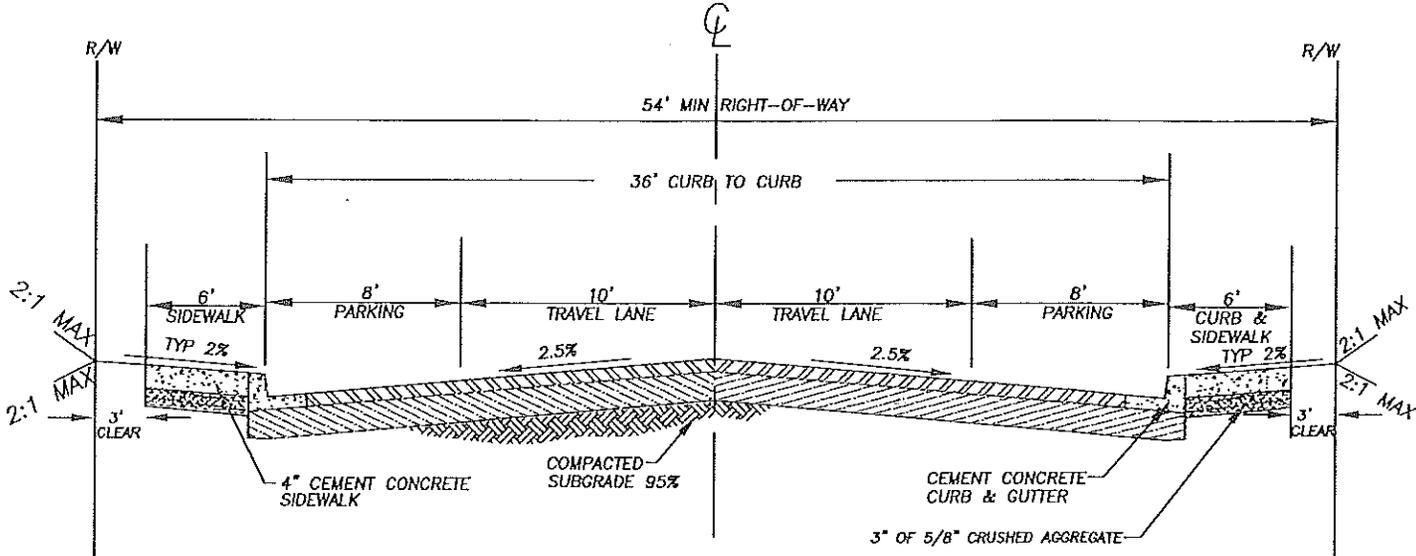
NAC NO 121-18009  
 DRAWN JAB/JRM  
 CHECKED EAP  
 DATE 08-19-2019

SANITARY SEWER AND WATER PLANS

CD SUBMITTAL

**C505**

# **Attachment B**



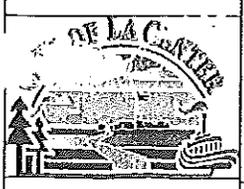
CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'	A-1	0.42'	0.25'
A-2	0.35'	0.50'	A-2	0.42'	0.25'
A-3	0.35'	0.50'	A-3	0.42'	0.25'
A-4	0.35'	0.60'	A-4	0.45'	0.25'
A-5	0.35'	0.90'	A-5	0.55'	0.25'
A-6	0.35'	1.20'	A-6	0.62'	0.25'
A-7	0.40'	1.60'	A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

**NOTES:**

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS 1/2" PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE ROCK PER WSDOT STANDARD SPECIFICATION SECTION 9-03.10. TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

# NEIGHBORHOOD ACCESS

PLAN #



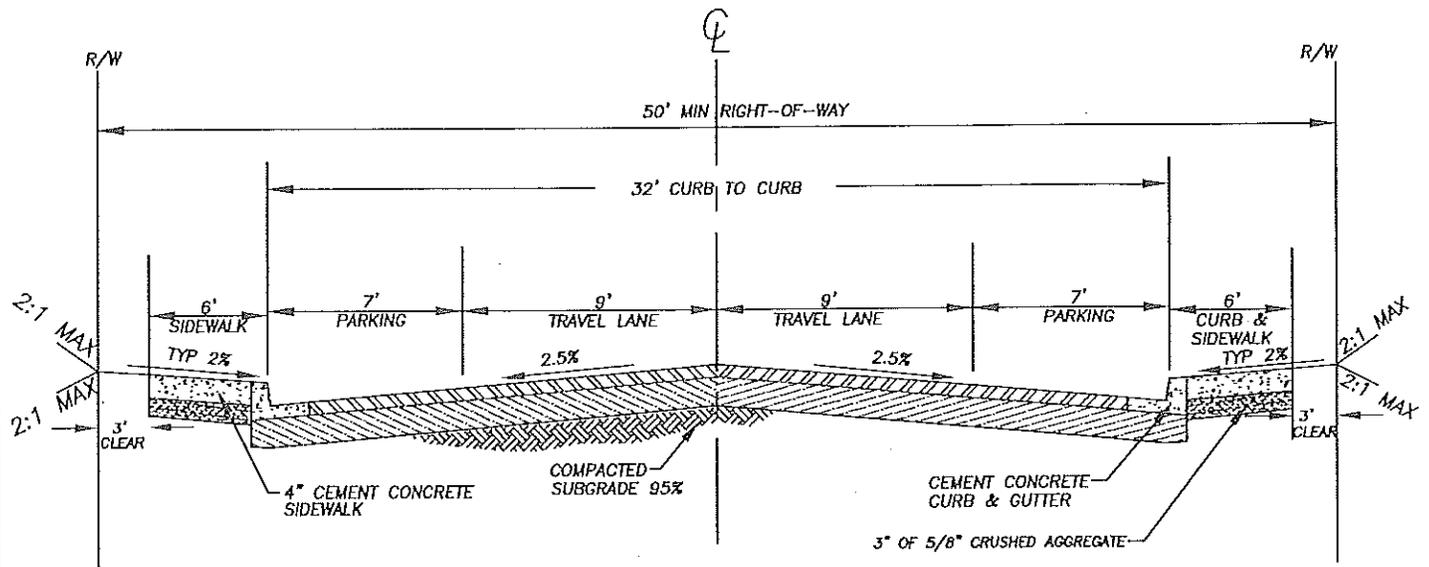
CITY OF LA CENTER APPROVED

REVISIONS:	DATE:	DRAWN:	DESIGNED:

ST-14

CITY ENGINEER

DATE



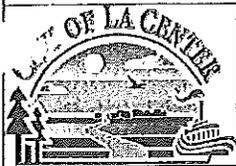
CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.35'	0.50'	A-1	0.42'	0.25'
A-2	0.35'	0.50'	A-2	0.42'	0.25'
A-3	0.35'	0.50'	A-3	0.42'	0.25'
A-4	0.35'	0.60'	A-4	0.45'	0.25'
A-5	0.35'	0.90'	A-5	0.55'	0.25'
A-6	0.35'	1.20'	A-6	0.62'	0.25'
A-7	0.40'	1.60'	A-7	0.80'	0.25'
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

**NOTES:**

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS 1/2" PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE ROCK PER WSDOT STANDARD SPECIFICATION SECTION 9-03.10. TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

# LOCAL ACCESS

PLAN #



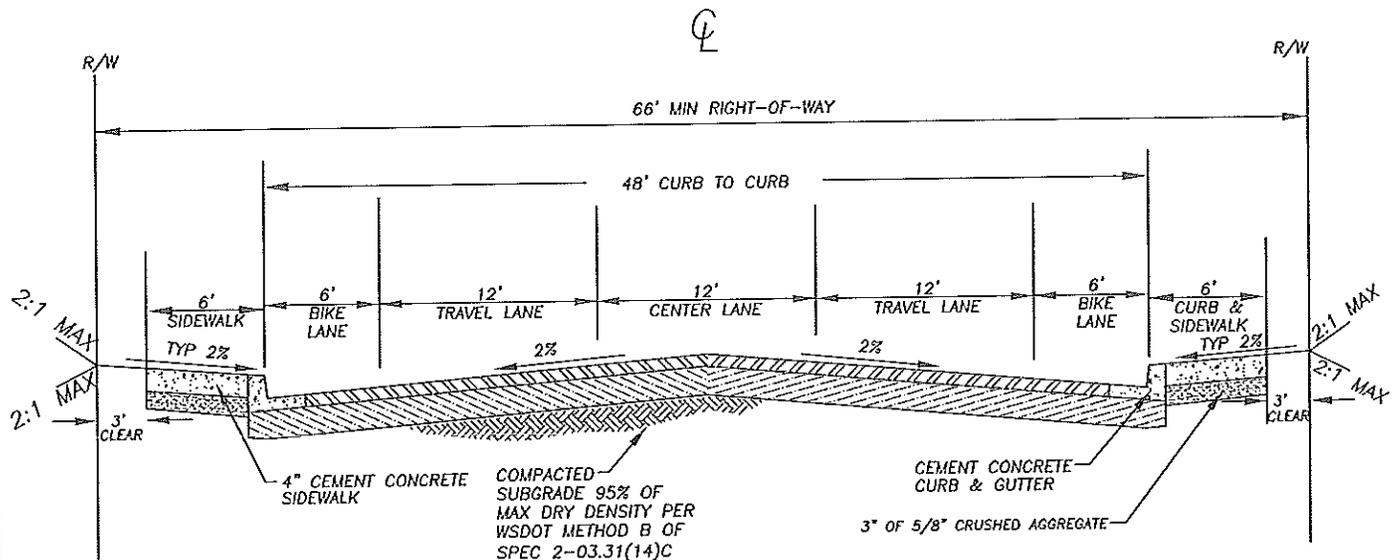
CITY OF LA CENTER APPROVED

REVISIONS:	DATE:	DRAWN:	DESIGNED:

ST-15

CITY ENGINEER

DATE



CONVENTIONAL CONSTRUCTION			THICK ASPHALT CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS	AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.45'	0.45'	A-1	0.52'	0.25'
A-2	0.45'	0.45'	A-2	0.52'	0.25'
A-3	0.45'	0.55'	A-3	0.55'	0.25'
A-4	0.45'	0.85'	A-4	0.62'	0.25'
A-5	0.45'	1.15'	A-5	0.72'	0.25'
A-6	0.45'	1.55'	A-6	0.82'	0.25'
A-7	0.50'	2.00'	A-7	1.00'	0.25'
OTHER	NO SECTION	ESTIMATED	OTHER	NO SECTION	ESTIMATED

**NOTES:**

1. WIDER SIDEWALKS MAY BE REQUIRED BY REVIEWING AUTHORITY UNDER CERTAIN CIRCUMSTANCES.
2. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER A-6 AND A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
3. ASPHALT SURFACE FOR ALL ROADS SHALL BE CLASS 1/2" PG 64-22 HMA PER WSDOT STANDARD SPECIFICATIONS.
4. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. BASE ROCK SECTION SHALL BE TWO (2) INCHES OF 5/8"- 0" TOP COURSE, OVER REMAINING DEPTH OF BASE COURSE PER WSDOT STANDARD SPECIFICATION SECTION 9-03.9(3). TOTAL BASE ROCK SECTION THICKNESS AS INDICATED IN THE TABLES.

**MINOR ARTERIAL "A"**

PLAN #



CITY OF LA CENTER APPROVED

REVISIONS      DATE:      DRAWN:      DESIGNED:

1      8/23/16      ALC      ALC

ST-12A

8/23/16

CITY ENGINEER

DATE