

11 May 2015

Memorandum

To: Stacey Goldstein, City Planner
From: Rob Peacock, PE, City Engineer
Subject: Banks Lumber Annexation Application
K/J 0791015.00

Kennedy/Jenks Consultants reviewed AKS Engineering's application dated 9 March 2015 on behalf of Banks Lumber Company to annex the 6.6 acre property into the City. The proposed annexation includes conceptual plans for expanding the site in 3 phases. Phase I generally includes new process structures and associated utilities, new AC pavement, storm water collection system for new paved areas, and a new stormwater quality facility. Phase II includes new AC Pavement and a vegetated filter strip. Phase 3 includes new AC Pavement and a second storm water quality facility. No new driveways or vehicle access routes are proposed to public streets for this development.

Based on the application, we understand there will be no increase in water use and no additional wastewater will be generated. Due to the increase in AC pavement (impervious area) proposed in the conceptual plans, we anticipate an increase in stormwater quantity generated. Exhibit I of the application indicates stormwater facilities will be designed in accordance with Clean Water Services *Design and Construction Standards for Sanitary Sewer and Surface Water Management*, dated June 2007.

Based on our review we have the following comments to the annexation application:

1. Consult the City of Banks Public Works Design Standards (latest edition) as appropriate when preparing the development plan.
2. Phase 3 development (sheet EX1) appears to show new AC pavement and a future log truck route over and adjacent to the City's 12-inch water main, within a utility easement. When the area over the water main is developed, the development application should include an analysis of loading on this water line, including proposed equipment used at the facility and vehicles, equipment, and loads anticipated crossing over the water line during operation.
3. New process areas and facilities may require additional fire protection water volume. Per the Statement of Service Availability from the Banks Fire Department, Banks Fire Department approval is required prior to building structures or stacking logs on the annexed area. Similarly, the City's Statement of Service Availability also indicates the City will review the development application for required fire flow and confirm availability of the water volume when the application is received.