

25 July 2024

## **Memorandum**

To: Keegan Gulick, MIG Planning  
From: Rob Peacock, PE, City Engineer  
Subject: Engineering Design Review for Consolidated Land Use Application  
Aerts Addition Master Planned Development  
K/J 2376017.00

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Kennedy/Jenks Consultants has reviewed the Aerts Addition Master Planned Development Consolidated Land Use submittal materials provided by Holt Homes on June 27, 2024.

The proposed public improvements and facilities consist of 783 single-family detached residential units, 146 paired townhomes, streets, sidewalks, a pedestrian bridge, stormwater facilities, landscaping, open spaces, and underground utilities. The purpose of this review is to provide engineering design comments in alignment with the City of Banks Design Standards.

The following comments are provided in response to the Master Planned Development Consolidated Land Use Application:

1. Clean Water Services (CWS) has final approval of sanitary sewer and stormwater facilities. Please conform to CWS standards and receive approval from CWS for all sanitary sewer and stormwater facilities.
2. The City's understanding of the railroad crossing bridge and associated ramps is that the minimum width is 10 feet.
3. Street tree planting locations shall conform to City of Banks Design Standards Section 2.20.19.h. Plans shall take into account
  - Tree planting distances from manholes, catch basins, underground utilities, alley intersections, lighting, and other planned features in some locations.
  - Additionally, as design proceeds and a signage plan is developed, ensure tree plantings conform to minimum requirements to avoid blocking sign visibility.
  - Ensure street tree planting locations adhere to City of Banks Design Standards Appendix B for size of planter strip required for each proposed tree species. There are several locations where street trees are shown within a planter strip that is not approved for the species of tree shown on the plans.
4. For trees proposed in the Citywide Park and other open spaces, ensure all species are listed in the City of Banks Design Standards Appendix B. Trees not included in the

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approved tree species list will need to be reviewed and approved. The following trees are shown on the Citywide Park Planting Plan sheet and are not listed in Appendix B:

- October Glory Red Maple (*Acer rubrum* 'October Glory')
  - Deodar Cedar (*Cedrus deodara*)
  - Fat Albert Colorado Spruce (*Picea pungens* 'Fat Albert')
  - Austrian Pine (*Pinus nigra*)
5. Water distribution main looping shall be maintained within the water system in accordance with City of Banks Design Standards Section 4.10.8 and 4.40.0. Dead ends shall be as short as possible. If a dead end is required, temporary or permanent (as accepted by the City Engineer), install a blow off per City of Banks Design Standards Section 4.60.4 and standard details. At the end of NW Blue Jan Blvd, Local Roads O, R, S, U, X, and any other road with a dead end, the water line shall be looped or minimized dead end length. For all waterline lines shown stubbed out to Aerts Road, the line should end at the tee of the intersection to the west of Aerts Road, and a valve shall be placed at the end of the tee.
  6. It is unclear whether the connection to the existing waterline is proposed at the west end of the new segment of Sunset Avenue. Please clarify and show connectopm if appropriate.
  7. As construction is phased, please ensure City of Banks Design Standard 4.40.4 temporary water line dead ends is met.
  8. Please confirm that the stub on Sheet CU-07 near tax Lot 101 will be tied-in to the existing water line.
  9. Several properties do not directly border a public right-of-way with water services due to their location on private alleys. In these scenarios either an easement needs to be created for the water meters, or the meters must all be placed within the public right-of-way. Please clarify the plan to provide water service to the following lots:
    - 74-81
    - 101-108
    - 270 and 271
    - 195-197
    - 469
    - 848-855
  10. Water valves are not currently shown on the composite utility plan. As design proceeds ensure that valves are spaced no more than 800' apart and follow all guidance outlined in City of Banks Design Standards Section 6.60.1. Railroad crossings shall be valved on each side of the crossing.

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11. Some of the proposed high density lots along private alleys are greater than 250 feet from a fire hydrant, as required by City of Banks Design Standards Section 40.60.2 requirements. For any property not within a 250' radius of a fire hydrant, the Developer must work with Banks Fire District to identify a plan for fire protection and obtain written concurrence from the fire district of acceptance of the plan.
12. Air Release valves will be required at high-points on water lines, per Standard Detail No. 414 or 415. Blow offs may be required at low points in water lines per City of Banks Design Standards Section 4.60.4. As design proceeds, please review areas for potential air release and blow off needs.
13. If a water line runs through a wetland or a watercourse, ensure City of Banks Design Standard Sections 4.10.10 and 4.50.6 are met.
14. Irrigation lines are shown throughout the plans for use in park/open spaces and planter strips. Irrigation lines should be specified to be installed using "purple pipe" to differentiate non-potable waterlines from potable waterlines.
15. No water line is shown on the plans in Citywide Park. A water line will be required for the restroom facilities and any other water features (i.e. water fountains).
16. Please confirm whether there are any features or facilities at other parks/open space areas that require potable water service.
17. Public improvements plans shall include a signage plan.
18. Streetlights are required per the City of Banks Design Standards Section 20.20.15. Please include a streetlighting plan in the public improvements plan.
19. Street corners throughout shall have ramps meeting ADA requirements and City of Banks Design Standards Section 2.20.9. Some intersections with sidewalks in the current plan do not show curb ramps.
20. Confirm all street sections conform to City of Banks Design Standards. If any roads do not meet these standards, developer to obtain written concurrence from Banks Fire District that all roads meet minimum requirements for emergency vehicle access.
21. Preliminary utility plans do not show planned power, gas, and communication lines. Confirm public utility easement will be provided at least 8' wide. If easement is less, developer to obtain written concurrence from franchise utilities that the easement width is acceptable.

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22. Maintain underground utility separation as required under Section 4.50.0 of the City of Banks Design Standards and OAR 333-061-0050.
23. If a development sign and any park signs are proposed, please identify their locations on the site plans.
24. Please include an arborist report with the public improvements plan for trees that are to be protected and retained.

19 June 2024

## Memorandum

To: Keegan Gulick, MIG Planning

From: Rob Peacock, PE, City Engineer

Subject: Completeness Review for Aerts Addition Master Planned Development Consolidated Land Use Application  
K/J 2376017.00

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Kennedy/Jenks Consultants has reviewed the Aerts Addition Master Planned Development Consolidated Land Use Application for completeness. The purpose of this review was to ensure all components required were submitted. A detailed review has not been completed at this time.

The following sections of City of Banks Code Ordinances apply to the Aerts Addition Master Planned Development Consolidated Land Use Application and were considered as part of this completeness review.

1. Section 151.233 Applications and Review Procedures for Type III Procedure. All listed submittals were included in the submission.
2. Section 151.253 Application Submission Requirements. The following information was not identified within the submission during the completeness review:
  - a. The site analysis/existing conditions maps do not have identification of slopes greater than 15% with slope categories identified in 5% increments. There are some slopes associated with golf course features that are around 15%, however, if grades are to be reduced, those can simply be identified and noted as planned for reduction.
  - b. The site analysis/existing conditions maps show location of trees and other vegetation as required, but do not identify species nor size.
  - c. Proposed site plans do not show location of bus stops and other public or private transportation facilities. If there are no locations state that this requirement is not applicable.
  - d. Proposed site plans do not show location, sizes, and types of signs. If a development sign is proposed, please show its location. Street signs and park signs can be deferred to the engineering review.
  - e. The landscape plan does not include an arborist report for mature trees that are to be retained and protected. Please submit with public improvements.

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3. Section 151.339 Concept Plan Submission. The following information was not found in the submission during the completeness review:
  - a. A sign concept plan that includes locations, general size, style, and materials of signs.
4. City of Banks Public Works Design Standards Chapter 1.
  - a. Show conceptual location of underground power and communication lines on utility plans.

Please contact us if you have any further questions.