



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

APPLICANT INFORMATION

DATE: 6/4/2021

NAME Travis Johnson/ PLS Engineering
 ADDRESS 604 W Evergreen Blvd
 CITY Vancouver STATE WA ZIP 98660
 TELEPHONE (360) 944-6519 EMAIL pm@plsengineering.com

Notification Method: Email Type of Development: Subdivision
 Number of Units: 74

Property Location

Serial Acct. No 209113-000
 Property Address 2000 NW Lockwood Creek Rd, La Center (or nearest cross street)
 Property Size 19.8 ACRES Required Fire Flow TBD GPM

PLEASE SUBMIT PLAT MAP WITH REQUEST

GENERAL CONDITIONS FOR SERVICE (CPU Staff Only)

Clark Public Utilities (CPU) is the water purveyor for this site. CPU Water distribution maps indicate that there are existing 8" PVC water main within E 4th Way, E Upland Ave, E White Oaks Ave, NE Lockwood Creek Rd, and NE 24th Ave and a fire hydrant located along the eastern property frontage. See attached CPU water distribution map for reference. Utility drawings are for reference only and project engineer should verify existing conditions in the field prior to final design.

The fire flow at FH – 7472, located near the intersection of E 5th St and E Spruce Ave was previously calculated at 1,954 gpm at 20 psi. Static water pressure is expected to vary, around 135 psi depending on site elevation, system demand and reservoir levels. Due to high anticipated pressure it is recommended that a private plumber be consulted regarding installing privately owned and operated pressure reducing valves. If updated fire flow data is required, please contact Water Services at (360) 992-8022.

For this development, depending on site access and layout, plan to connect to the existing 8" water mains within E 4th Way, E Upland Ave, E White Oak Ave, and NE 24th Ave. If fire protection is required, extend a minimum 8" water main within the public right-of-way to the site. If fire protection is not required, a minimum 4" water main may be acceptable. Install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. Any existing, unused services shall be properly capped and abandoned. All water mains and services (up to the meter) located within private property, shall be included in an easement granted to Clark Public Utilities.

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.

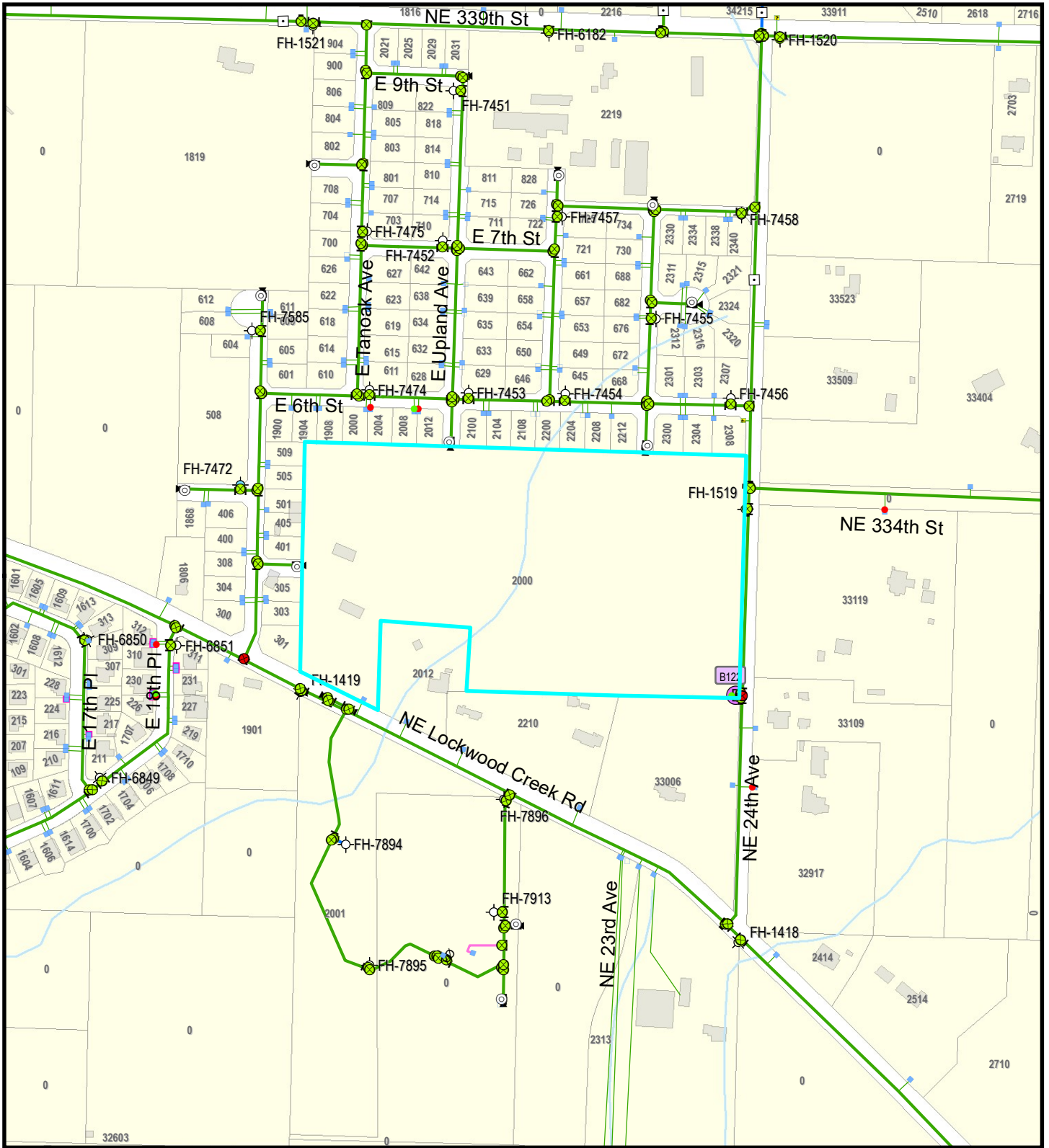
- Licensed Civil Eng. Drawing Required for Clark Public Utilities approval prior to construction
- Easement Required
- Clark Public Utilities has the capacity to serve, if the above conditions are met
- Developer/Owner shall pay County Right-of-Way fees based on off-site improvements

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.

Tonya Dow
Tonya Dow

6/4/21

REVIEWED BY _____ DATE _____
Tonya Dow, PE



1 inch = 400 feet

Legend

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



OPERATIONS MAP

Printed on: 6/4/2021 Printed by: TonyaD

MAP NUMBER
4102-N