



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: 4/29/2025

NAME	PLS Engineering		
ADDRESS	604 W Evergreen Blvd		
CITY	VANCOUVER	STATE	WA ZIP 98660
TELEPHONE	(360) 944-6519	EMAIL	lisa@plsengineering.com

Notification Method: Email Type of Development: Subdivision
Number of Units: 2

Property Location

Serial Acct. No	209048000		
Property Address	1819 NE 339th Street La Center, WA 98629		(or nearest cross street)
Property Size	12 Ac	Requested Fire Flow	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 is an existing 8" DIP water main within NE 339th St. The closest fire hydrant (FH-1521) is located at the NE of the parcel. 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.

There is an existing 8" CL200 PVC water main within NE 339th St, an 8" C900 water main within E 8th St, an 8" C900 PVC water main within E Spruce Ave, and a fire hydrant FH-1521 at the northeast parcel corner. There is an existing domestic service to this site, along the northern frontage. See attached Clark Public Utilities (CPU) water distribution map for reference.

The fire flow in the near vicinity has not been recently been calculated. Static water pressure is expected to vary between 40 psi to 80 psi depending on site elevation, system demand and reservoir levels. If updated fire flow data is required, please contact Water Services at (360) 992-8022.

Depending on site access and development layout plan to connect to the existing 8" water mains within NE 339th St, E 8th St, and E Spruce St. A minimum 8" water main shall be extended on 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. An easement shall be granted 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.

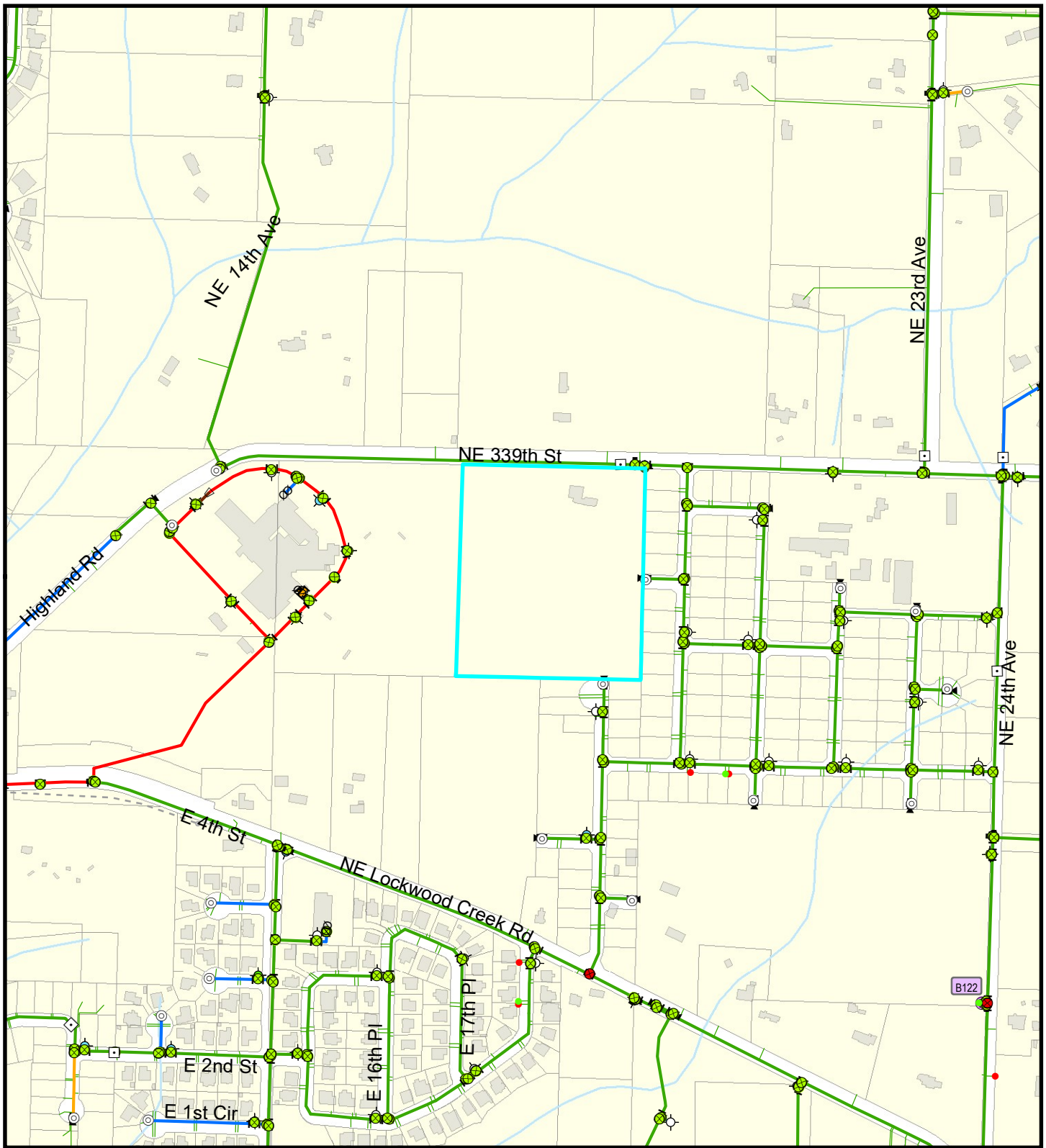
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- ☒ Licensed Civil Eng. Drawing Required for Clark Public Utilities approval prior to construction
 - ☒ Easement Required
 - ☒ Clark Public Utilities has the capacity to serve, if the above conditions are met
 - ☒ Developer/Owner shall pay County Right-of-Way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

Review comments are subject to modification during detailed plan check and review.

Revised 3/10/17 rk

This utility review is valid for six months after the date of signature below.

REVIEWED BY Jordan Handley DATE 4-29-2025
Jordan Handley



Legend

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

1 inch = 500 feet



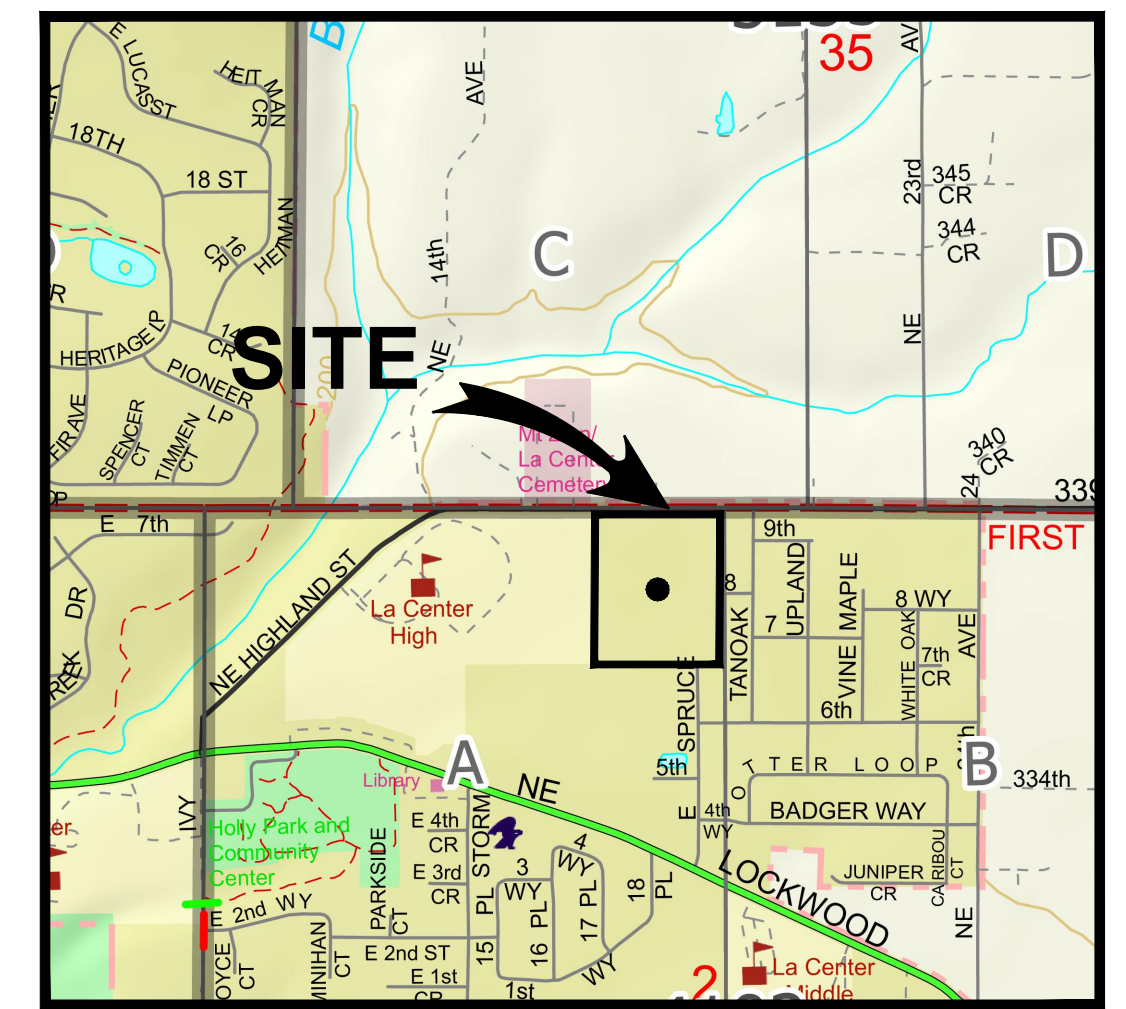
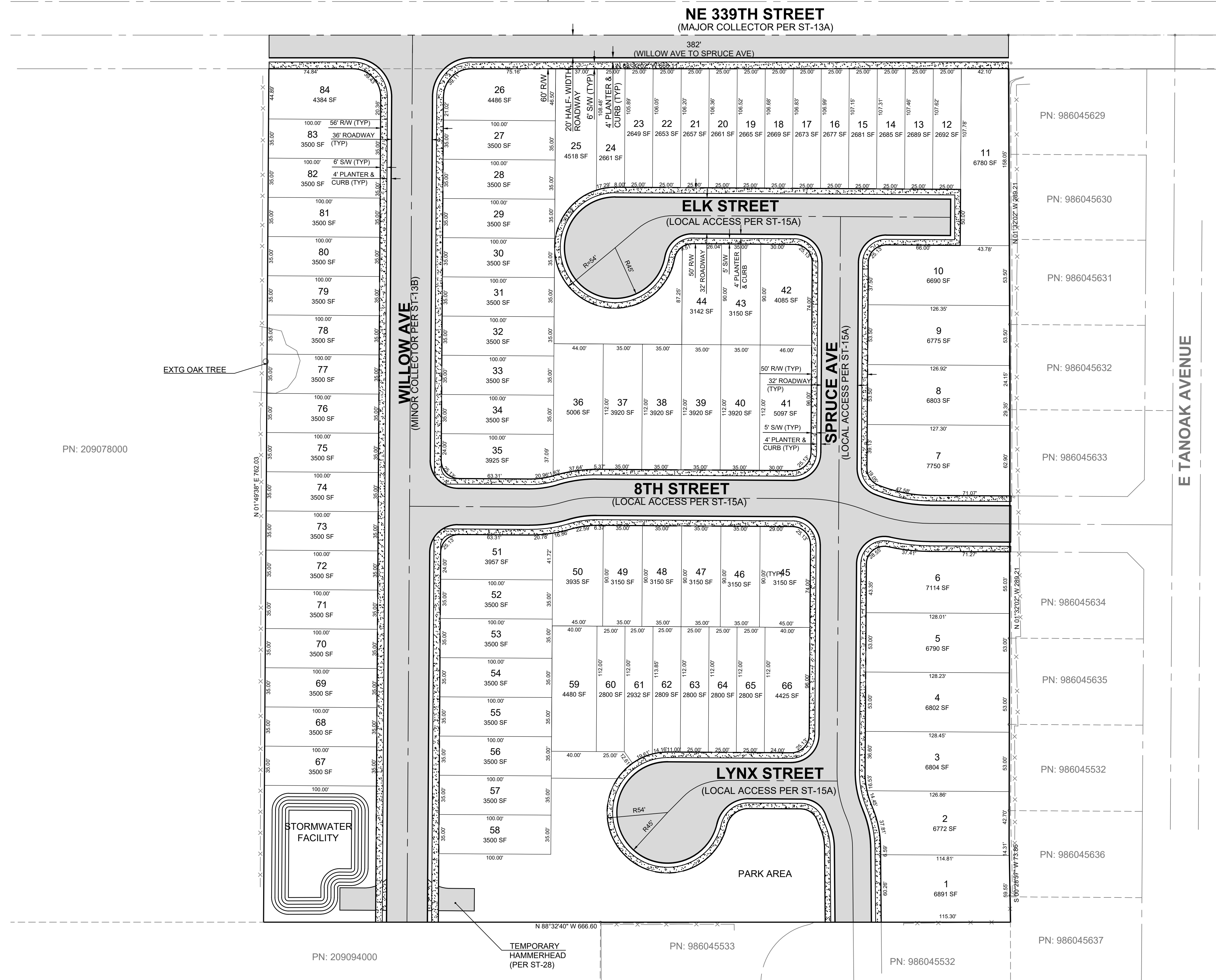
OPERATIONS MAP
 Printed on: 3/7/2022 Printed by: TonyaD
MAP NUMBER
4102-N

Manning Meadows Subdivision

Located in the NW 1/4 of Section 02, T4N, R1E, WM
La Center, Washington

PN: 25912300C

PN: 259134000



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

APPLICANT:
LGI Homes -Washington, LLC
Ian McGrady-Beach
700 Washington Street, Suite 200
Vancouver, WA 98660
(509) 998-6814
ian.mcgrady-beach@lgihomes.com

PROJECT CONTACT:
PLS Engineering
Jayson Taylor, PE
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519
pm@plsengineering.com

OWNER:
Ken and Debra Manning
1819 NE 339th Street
La Center, WA 98629

SITE ADDRESS:
1819 NE 339th Street
La Center, WA 98629
Parcel # 209048000

LAND USE:

The applicant is proposing to rezone the site from LDR-7.5 to MDR-16 and develop the site with 84 single-family attached and detached homes. The site is approximately 11.55 acres in size. A family park and a tract for an above ground stormwater facility are also proposed to serve the development.

Single family detached and attached dwelling units are a permitted use in the MDR-16 zone. MDR-16 projects that are 10 gross acres or larger are required to provide a mix of housing types, with no more than 75% being one type. The proposal provides 25% of the lots as attached dwellings (Lots 12-25 and 59-66) and 75% of the lots as detached dwellings.

The required net density for attached dwellings is 8-14 units/acre, and 8-12 units/acre for detached dwellings. The net site area is approximately 10 acres. With 84 units the proposed density of the site is 8.4 units/acre.

UTILITIES:

Clark Public Utilities (CPU) is the water purveyor for this site. There are existing water mains in NW 339th Street, 8th Street, and Spruce Ave that will be used to serve the site.

The City of La Center is the public sanitary sewer purveyor for this site. There is an existing 8" sanitary sewer main located within Spruce Ave that will be extended to serve the site.

All onsite stormwater runoff will be routed to Tract B to be treated and detained within a stormwater detention facility.

TRANSPORTATION:

The proposed development has access to multiple public roadways. NW 339th Street is classified as a major collector and the site frontage will be improved per ST-13A. No direct access to lots is proposed directly off of NW 339th Street.

Spruce Ave is stubbed to the southern property line and is classified as a local access street. This roadway will be extended through the site.

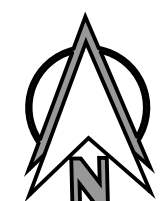
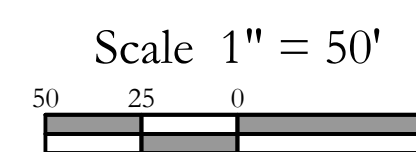
8th Street is stubbed to the eastern property line and is classified as a local access street. This roadway will be extended into the site with improvement per ST-15A.



Willow Ave is proposed along the western end of the site this roadway is proposed as a minor collector per ST-13B. Lots are proposed to directly access this street.

Elk Street and Lynx Street are proposed public roadways and will be built to ST-15A.

CRITICAL AREAS:

The site is mapped as having a habitat area likely associated with an Oregon White Oak on or near the western property line. The applicant will evaluate this tree and provide measures for it's protection.



Legend	
Proposed Asphalt	
Proposed Concrete	

Conceptual Plat For:

Manning Meadows Subdivision

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver

PH (360) 944-6519 | Fax (360) 944-6539

ENGINEERING

Revisions	
1	
2	
3	
4	
5	
6	

Project No. 3849

SCALE: H: 1° = 50'

V: N/A	
SIGNED BY:	IMT

SIGNED BY:	JMT
WITNESSED BY:	JMT

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