2024-022

Clark Public Utilities
Customer-owned, customer-focused

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: 2/27/2024

NAME 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: Commercial
Number of Units: 2 BLDGS

Property Location

Serial Acct. No 209708-000
Property Address NW Paradise Park Rd & NW La Center Rd (or nearest cross street)
Property Size 2.48 ACRES Requested Fire Flow Not listed GPM

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 16" PVC distribution water main within NW Paradise Park Rd and 24" ductile iron transmission water main within NW La center Rd. There is a nearby fire hydrant located near the intersection of NW Paradise Park Rd and NW La Center Rd. This site is not currently served with public water. See attached CPU water map for reference. Utility drawings have not been field verified and are for reference only. The project engineer should verify existing conditions in the field prior to final design.

The fire flow at FH – 7399, located near the SW corner of the intersection of NW Paradise Park Rd and NW La Center Rd was previously calculated at 3,287 gpm at 20 psi. Static water pressure was measured at 98 psi. Static pressure at this site is expected to vary depending on site elevation, system demand and reservoir levels (HGL = 467-ft).

For this development, depending on site access and layout plan to connect to the existing 16" water main within NW Paradise Park Rd. Install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. Plan to extend a minimum 8" water main within the public access through the site. The water system shall be sized depending on the anticipated fire protection and domestic demand requirements. The Engineer shall certify that the proposed water distribution design adequately provides proper domestic and fire protection services.

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.

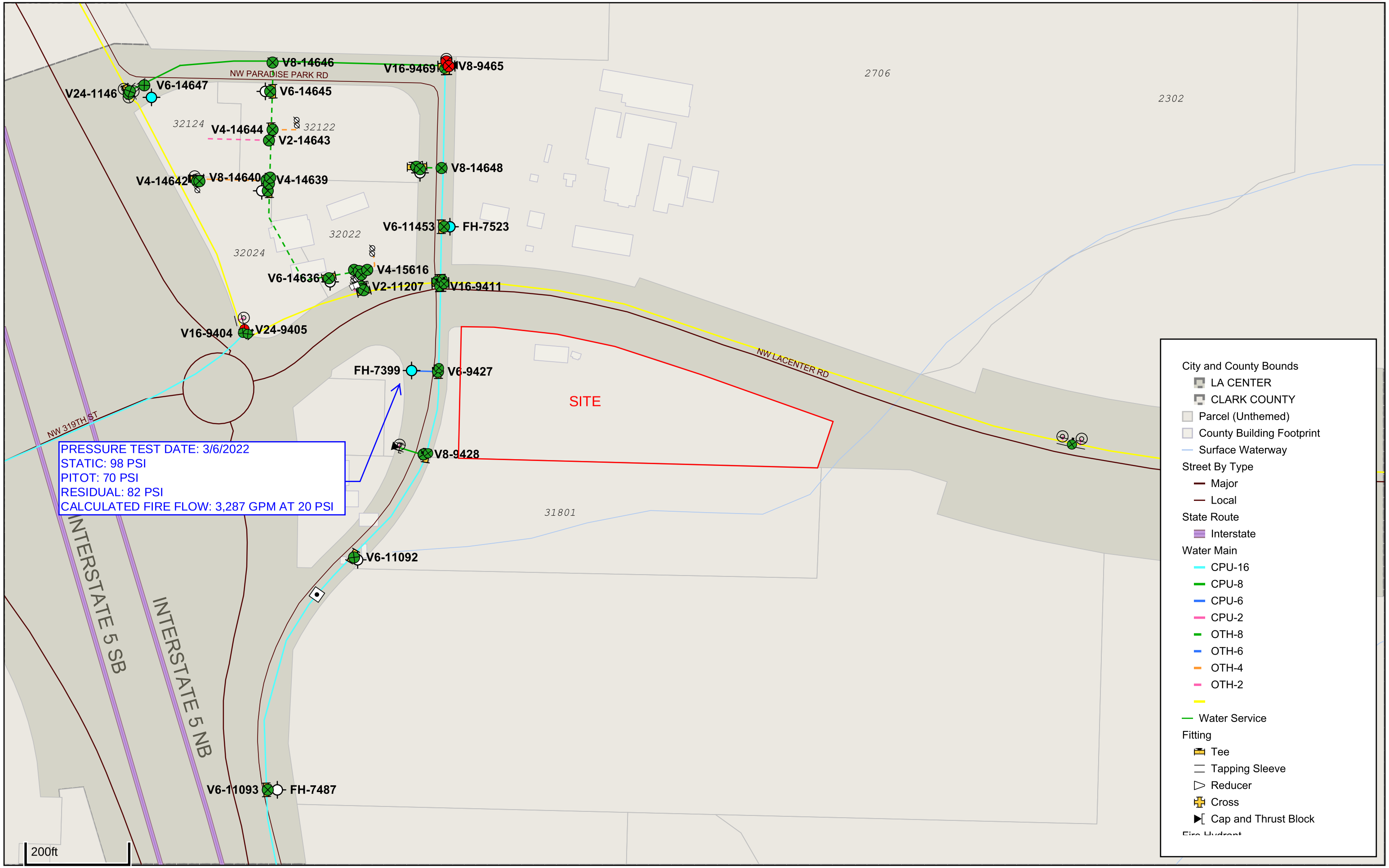
☒ Licensed Civil Eng. Drawing Required for Clark Public Utilities approval prior to construction
☒ Easement Required
☒ Clark Public Utilities has the capacity to serve, if the above conditions are met
☒ Developer/Owner shall pay County Right-of-Way fees based on off-site improvements

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.

REVIEWED BY N. Flagg DATE 2/27/2024
Nick Flagg, PE

Revised 3/10/17 rk

UR 2024-022



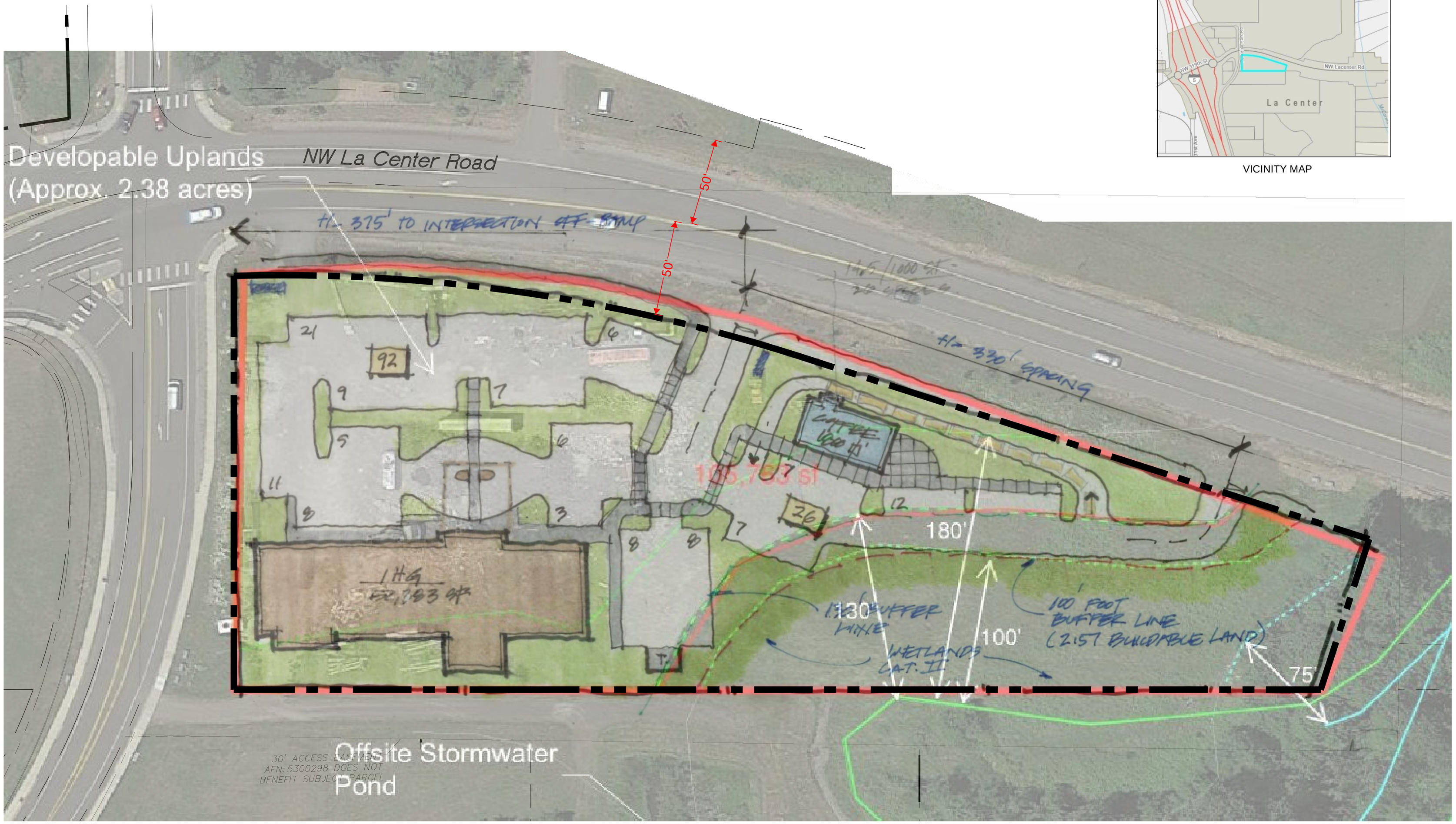
1:2,000

Clark

lon=-122.698 lat=45.852 - 2/1/2023 16:15

LA CENTER HOTEL

SGA
SG ARCHITECTURE, LLC
10940 SW Barnes Road #364
Portland, Oregon 97225
503-201-0725 | 503-347-4685



VICINITY MAP

TIMBERLAND INC
LA CENTER, WA

ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS IN THE FIELD. NEITHER LANDLORD OR ARCHITECT SHALL BE LIABLE FOR ANY CHANGES, REVISIONS, ADDITIONAL COSTS, OR EXPENSES INCURRED AS A RESULT OF ANY DIFFERENCES BETWEEN THIS DOCUMENT AND ACTUAL FIELD CONDITIONS OF THE PREMISES, BUILDING, OR SITE - UNLESS OTHERWISE AGREED TO IN WRITING BY LANDLORD AND RECIPIENT PURSUANT TO A LEASE OR LEASE.

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PROJECT NUMBER:
22-116

ISSUE DATE:
OCT 2022

DRAWN BY:
KG

04 OCT. 2022

Revisions:

2.57 AC of "USABLE" land at 100' buffer

UTILITIES:
EXISTING WATER AVAILABLE IN NW LA CENTER ROAD
SEWER AVAILABILITY UNKNOWN

30' 15' 0 30' 90'

NORTH

SITE PLAN

LA CENTER-SOUTH | LA CENTER, WA

SP_2

\\WYCLOUDPR2100\Public\01 Projects\2022\22-116 Lacenter - South\02 Site Dev (Hand Sketches)\18-125 La Center SP 01 (site & color) - Standard\22-116 La Center SP_Option B.dwg