

P. O. Box 8900 (8600 N.E. 117 Ave) Vancouver, WA 98668 (360) 992-8022 Email: wateradmin@clarkpud.com

APPLICANT INFORMATION

DATE: 11/24/2021

NAME Hayward Uskoski & Associates

ADDRESS 1101 Broadway Street, Suite 130

CITY Vancouver STATE WA ZIP 98660

TELEPHONE (360) 635-5523 EMAIL adam@huaconsulting.com

Notification Method: Email Type of Development: Subdivision

Number of Units: 85 lots

Property Location

Serial Acct. No 258901000, 258919000, 258922000, 258971000, 258972000

Property Address
Property Size

34700 NE NORTH FORK RD. LA CENTER
42.3 ACRES
Requested Fire Flow
TBD
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 12" C900 PVC water main within NE North Fork Avenue. There is a fire hydrant located at the proposed entrance to this site off NE North Fork Ave that appears to be in conflict with the project frontage improvements and may need to be removed and replaced. Coordinate hydrant relocation with the Civil design. See attached CPU water distribution 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 in the area has not recently been calculated. Static water pressure is anticipated to vary expected to vary depending on site elevation, system demand and reservoir levels (HGL = 485-ft).

For this development, plan to connect to the existing 12" water main within NE North Fork Ave and extend a 12" water main West within W 19th Street. Install 8" water mains within the right-of-way where roads may get extended in the future. Depending on domestic and fire protection requires, the water mains into the dead-end cul-de-sac may be reduced in pipe size. Install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. 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.

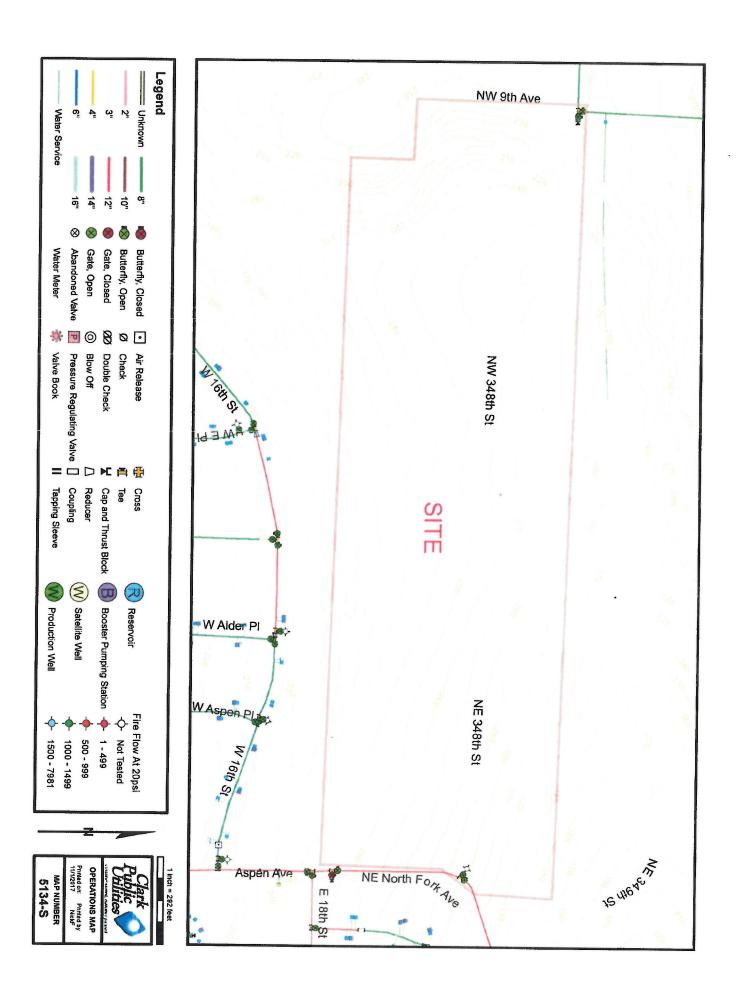
Additionally, CPU will require an easement be granted over the Western Tract to loop the 12" water main toward NW 9^{th} Ave/NW Bolen Street. The existing fire hydrant near the East

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.

performed by a Utility approved contractor. The Develor fire protection installation, right-of-way permitting, and a	per is responsible for costs associated with the service and any other needed water improvements.
Submit full engineering plan set for further requirements and comments.	
 ☑ Licensed Civil Eng. Drawing Required for Clar ☑ Easement Required ☑ Clark Public Utilities has the capacity to serve, ☑ Developer/Owner shall pay County Right-of-W 	if the above conditions are met
	fication during detailed plan check and review. nonths after the date of signature below.
REVIEWED BY N. Flaga	DATE 11/24/2021

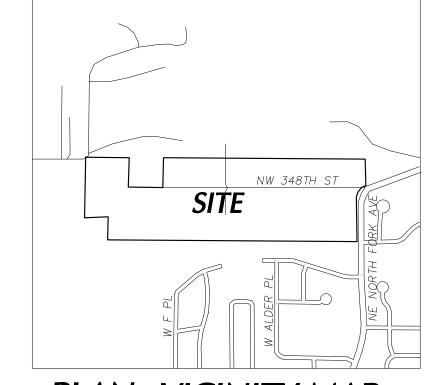
Revised 3/10/17 rk

Nick Flagg, PE

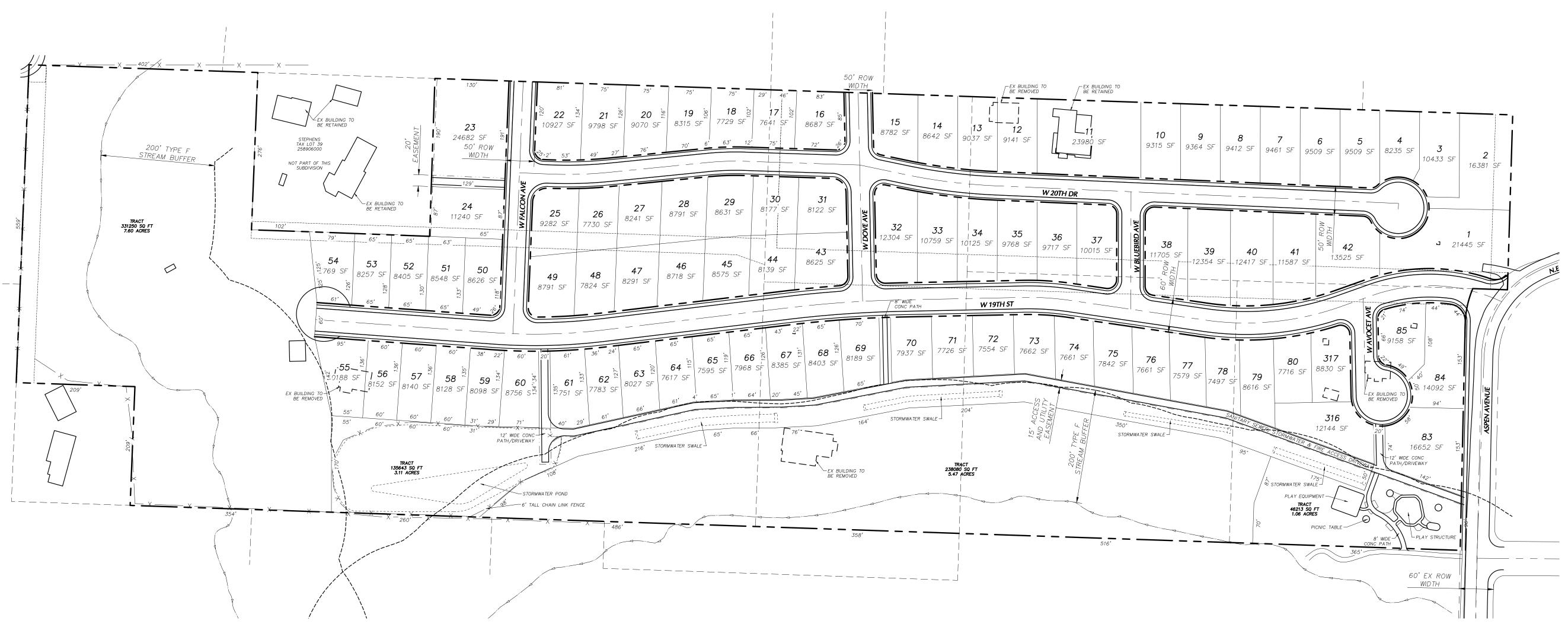


STEPHENS HILLSIDE FARM

POST DECISION REVIEW LAYOUT
LA CENTER WA



PLAN: VICINITY MAP



PLAN: STEPHENS HILLSIDE ESTATES

SCALE: 1"= 100'

GENERAL NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL (ALL BUILDINGS)
BUILDINGS PROPOSED TO NOT EXCEED 35 FEET IN HEIGHT, AS

BUILDINGS PROPOSED TO NOT EXCEED 35 FEET IN HEIGHT, AS REQUIRED BY THE UNDERLYING ZONING REQUIREMENTS

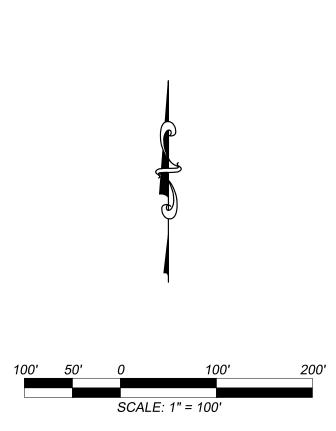
EXTERIOR STREET LIGHTING TO BE USED AT STREET CORNERS THROUGHOUT THE DEVELOPMENT. HOMES MAY USE EXTERIOR LIGHTING FOR SAFETY AND SECURITY.

NO OFF-STREET PARKING OR LOADING PROPOSED

DENSITY CALCULATIONS

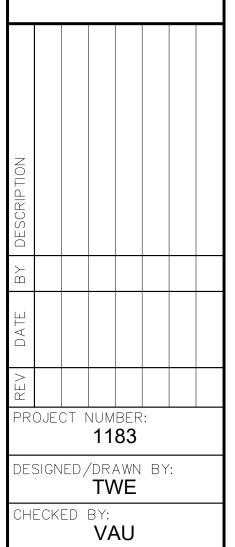
TOTAL SITE AREA 42.3 AC
PUBLIC RIGHT OF WAY 6.13 AC
ALL 85 LOTS 18.93 AC
TRACT A 1.06 AC
TRACT B 3.12 AC
TRACT C 5.47 AC
TRACT D 7.60 AC

ENTIRE SITE 2.00 LOTS PER ACRE SITE WITHOUT ROW 4.49 LOTS PER ACRE & TRACTS



HAYWARD USKOSKI & ASSOCIATES 101 Broadway St, Suite 130 - Vancouver, WA 9860 TEL: (360) 635-5523

LA CENTER WA



1

10/26/2021

SUE DATE:



REQUEST FOR FIRE FLOW

Clark Public Utilities - Water Services
P.O. Box 8900 (8600 N.E. 117 Ave) Vancouver, WA 98668
TEL (360) 992-8022 FAX (360) 992-8027

Application Information:	Date Requested: <u>11/29/2021</u>	
Name: Adam Sandoval		
Company Name: <u>Hayward Uskoski & Asso</u>	ciates	
Address: 1101 Broadway St # 130		
City: Vancouver	State: Wa Zip Code: 98660	
Phone Number: <u>360-200-6113</u>	Email: adam@huaconsulting.com	
Preferred means of notification Mail	☐ Phone ☐ Email	
Property Location for Fire Flow		
258972-000, 258971-000, 258901-000, 258922-		
Tax Lot No./Serial Acct. Number: 000, 258	919-000	
Township Range:		
Property Address (or nearest cross street): North Fork Ave		
Hydrant# FH- 2896 L	On North Fork Ave at SE cnr of 208 ocation: NE 348 th St	
**** CPU STAFF ONLY ****		
On Hydrant: FH- 2896 Location: St	North Fork Ave at SE cnr of 208 NE 348 th	
Static: 81 Co	mputed Flow for 2.5 port	
Residual: 76	at 20 psi: 4994	
Pitot: 60 Da	te Tested: 11/29/21	
Comments:		
Reply Date: 11/29/21 Initials: ZM	W	

NOTE: If a hydrant flow test needs to be performed, the response to this request could take up to 4-6 weeks. This is dependent on the availability of flow already taken in the area requested.

NOTE: If a hydrant flow test needs to be performed, the response to this request could take up to 4-6 weeks. This is dependent on the availability of flow already taken in the area requested.