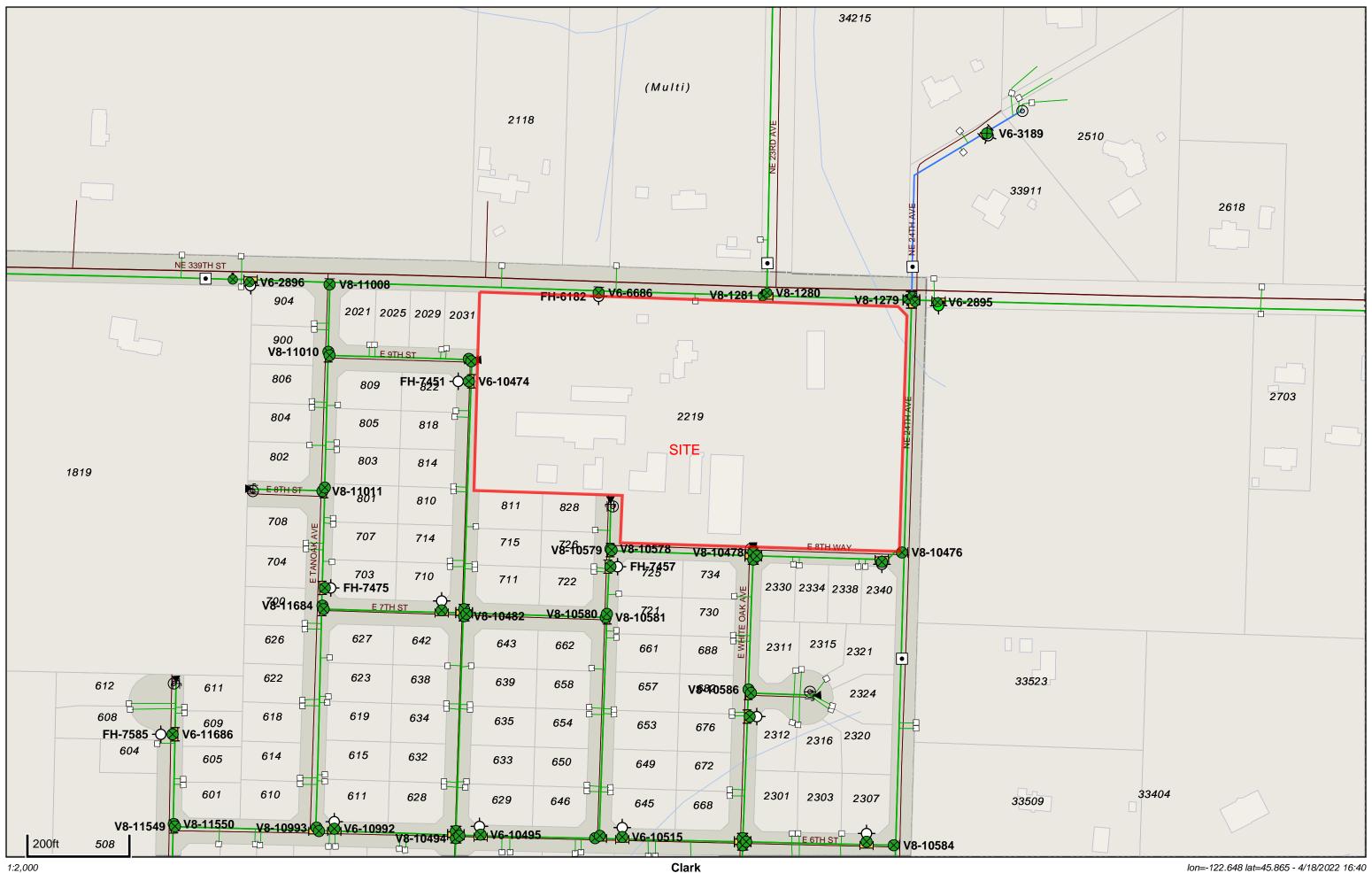


REQUEST FOR UTILITY REVIEW – WATER AVAILABILITY P. O. Box 8900 (8600 N.E. 117 Ave) Vancouver, WA 98668 (360) 992-8022 Email: wateradmin@clarkpud.com

APPLICANT INFORMATION

ALL EIGHT IN ORMATION
DATE: 4/18/2022
NAME Wolf Project Management, LLC
ADDRESS 740 S 85 th Avenue CITY Ridgefield STATE WA ZIP 98642
CITY Ridgefield STATE WA ZIP 98642 TELEPHONE (360) 907-9588 EMAIL mason@wolfepm.com
Notification Method: Email Type of Development: Subdivision Number of Units: 33 lots
Property Location Serial Acct. No 209062-000
Property Address 2219 NE 339 th St, La Center (or nearest cross street)
Property Size 8.64 ACRES Requested 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 is an existing 8" water main within NE 339 th St, an 8" water main within NE 24 th Ave, an 8" water main within E 8 th Way, at 8" water main stubbed within E Vine Maple Ave, and an 8" water main within E Upland Ave. There are multiple fire hydrants surrounding this parcel. 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 final design.
The fire flow in this area was previously calculated at 1,954 GPM at 20 psi. Static pressure at this site is expected to vary depending on site elevation, system demand and reservoir levels (HGL = 485-ft).
For this development, depending on site access and layout, plan to connect to the existing 8" water mains within surrounding this site and loop the public water system where possible. 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 publ 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 04/18/2022 Nick Flagg, PE





Notice of Pre-Application Conference Valley View Pre-Application Conference (File # 2022-014-PAC)

Pre-Application Conference: The City of La Center will conduct a pre-application conference on **Wednesday**, **April 27**, **2022 beginning at 1:30 PM. The meeting will be conducted online via GoTo Meeting (a video conferencing service).** Participants do not need internet access and can connect by phone. Please see connection instructions below.

Valley View Pre-Application Conference

Wed, Apr 27, 2022 1:30 PM - 2:30 PM (PDT)

Please join my meeting from your computer, tablet or smartphone.

https://meet.goto.com/LaCenterCouncilMeetings/valleyviewpre-applicationconference

You can also dial in using your phone.

United States: +1 (872) 240-3212

- One-touch: tel:+18722403212,,251607533#

Access Code: 251-607-533

Description of Proposal: This proposal is to subdivide approximately 8.64 acres into 33 single-family detached residential lots.

Location of Proposal: 2219 NE 339th Street, La Center, WA 98629, ADJ LOT 1 SP 3-905 8.64A, parcel 209062000.

Applicant: Mason Wolfe, KDev, LLC, 740 S 85th Avenue, Ridgefield, WA 98642. Contact number 360-907-9588.

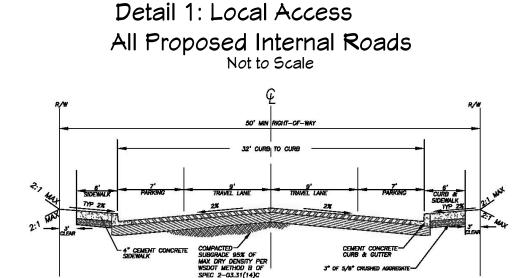
Applicant's Representative: Mason Wolfe, Wolfe Project Management, LLC, 2401 W Main Street, Suite 210, Battle Ground, WA 98604. Contact number 360-907-9588.

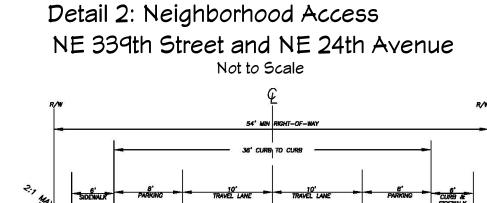
Applicable Criteria: The application will be reviewed for compliance with the La Center Municipal Code (LCMC) 3.35 Impact Fees; Title 12, Streets, Sidewalks & Public Ways; Title 13, Public Utilities; Title 18, Development Code (Chapter 18.130 Low Density Residential District; LCMC 18.147 Parks and Open Spaces, LCMC 18.210 Subdivision Provisions; LCMC 18.245 Supplementary Development Standards; LCMC 18.280 Off-Street Parking and Loading Requirements; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.330 Shorelines; 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

Public Review: The file may be examined on the City's Recent Land Use page at https://www.ci.lacenter.wa.us/city_departments/pw_landuse.php; The city contact person and telephone number for any questions on this review is Jessica Nash, Permit Technician, 360.263.7665.

Valley View

A Subdivision In The NE 1/4 of Section 02, T4N R1E WM County Parcel #s: 209062000 Site Address: 2219 NE 339th Street La Center, WA 98629 Site Area: **376,358+/-** *SF (8.64+/- acres)*

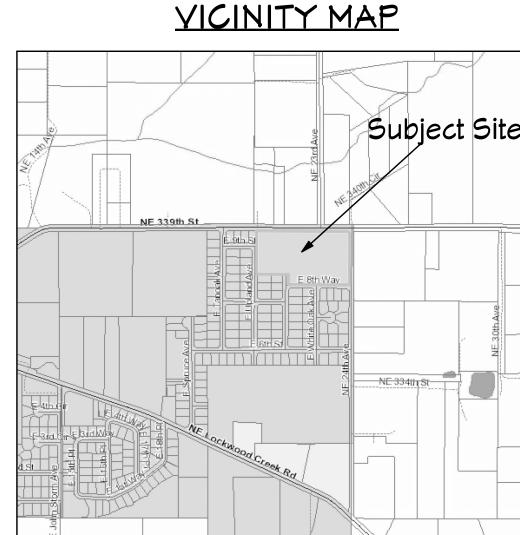




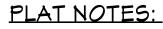
CURRENT OWNER:

The Chicken Ranch, LLC PO Box 128 La Center, Washington 98629

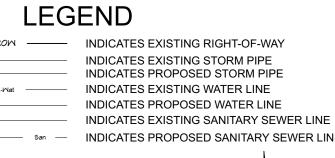
503-348-1134 sandyperrott888@hotmail.com

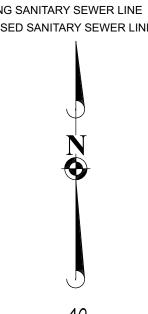


Subject Site



- 1. Total Gross Area = 376,358 SF / 8.64 acres
- 2. This subdivision proposes 33 single family residential lots,
- 3. Site is currently zoned LDR-7.5
- 4. Largest lot is 16,031 SF; Smallest lot is 7,509 SF; Average Lot size is 9,291 SF.
- 5. Gross density equals 3.82 dwelling units per acre; Net density equals 5.34 dwelling units per acre.
- 6. All existing structures are to be removed. No new buildings or structures are proposed. Refere to Existing Conditions for existing
- 7. If required, a 6' tall chain-link fence around storm facility in proposed Tract A is only proposed fence. No walls are proposed.
- 8. Only proposed landscaping are required street trees installed at required locations.
- 9. Only proposed lighting is required street lighting that will be designed during final engineering.
- 10. Only street parking proposed with this plan. Driveway and garage parking will be provided during building permit. No loading facilities are proposed.
- "Neighborhood Access" roads.
- 12. All proposed internal roads are presumed to be classified as "Local Access" roads.
- 13. There are NO existing or proposed pedestrian facilities besides
- 14. There are NO existing or proposed easements.
- 15. There is an existing well shown on the Existing Conditions that will be properly abandon.
- 16. There is an existing septic tank and septic drain-field shown on the Existing Conditions that will be properly abandon.
- 17. There are NO other above ground tanks or known underground tanks.
- 18. Refere to Existing Conditions for all existing public and private utilities. 19. Public water will be extended from Heritage Country Estates and
- serve all new lots. 20. Public sewer will be extended from Heritage Country Estates and serve all new lots.
- 21. Storm water will be collected and sent to existing storm system in Heritage Country Estates, except that storm water that drains north east that will be collected, treated and detained in proposed Tract A.
- 22. Private utilities such as phone, cable & gas may be extended on to and throughout this plan.
- 23. There are NO environmental critical areas on or known within 100' of





SCALE: 1" = 40'

04/13/2022

DATE:

& <u>Pa</u>

SHEET:

