

2017-121



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

APPLICANT INFORMATION

DATE: 11/20/2017

NAME ED GREER
ADDRESS 13023 NE HWY 99 SUITE 7-216
CITY VANCOUVER STATE WA ZIP 98686
TELEPHONE 360-904-4964 EMAIL ed@ed-greer.net

Notification Method: Email Type of Development: Subdivision
Number of Units: 86 lots

Property Location

Serial Acct. No 258901000, 258919000, 258922000, 258971000, 258972000
Property Address 34700 NE NORTH FORK RD. LA CENTER (or nearest cross street)
Property Size 1,868,720 Sq. Ft. Required Fire Flow TBD GPM

PLEASE SUBMIT PLAT MAP WITH REQUEST

GENERAL CONDITIONS FOR SERVICE (CPU Staff Only)

Connect to the existing 12" water main in NE North Fork Ave and extend a 12" water main West in Street "A". Extend minimum 8" water mains within the right-of-way on "C", "E", and "G" Ave, or where future 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 fire hydrants where required by the Fire Marshall/Fire District. The available fire flow in existing water main in Aspen Ave/NE North Fork Avenue will provide a minimum fire flow of 2,000gpm @ 20 psi. Static water pressure varies from 55 to 115 psi, depending on property elevation and reservoir level.

There is an existing fire hydrant near the East entry of Street "A" 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.


Additionally, CPU will require an easement be granted over Tract "D" to loop the 12" water main toward NW 9th Ave and NW Bolen Street.

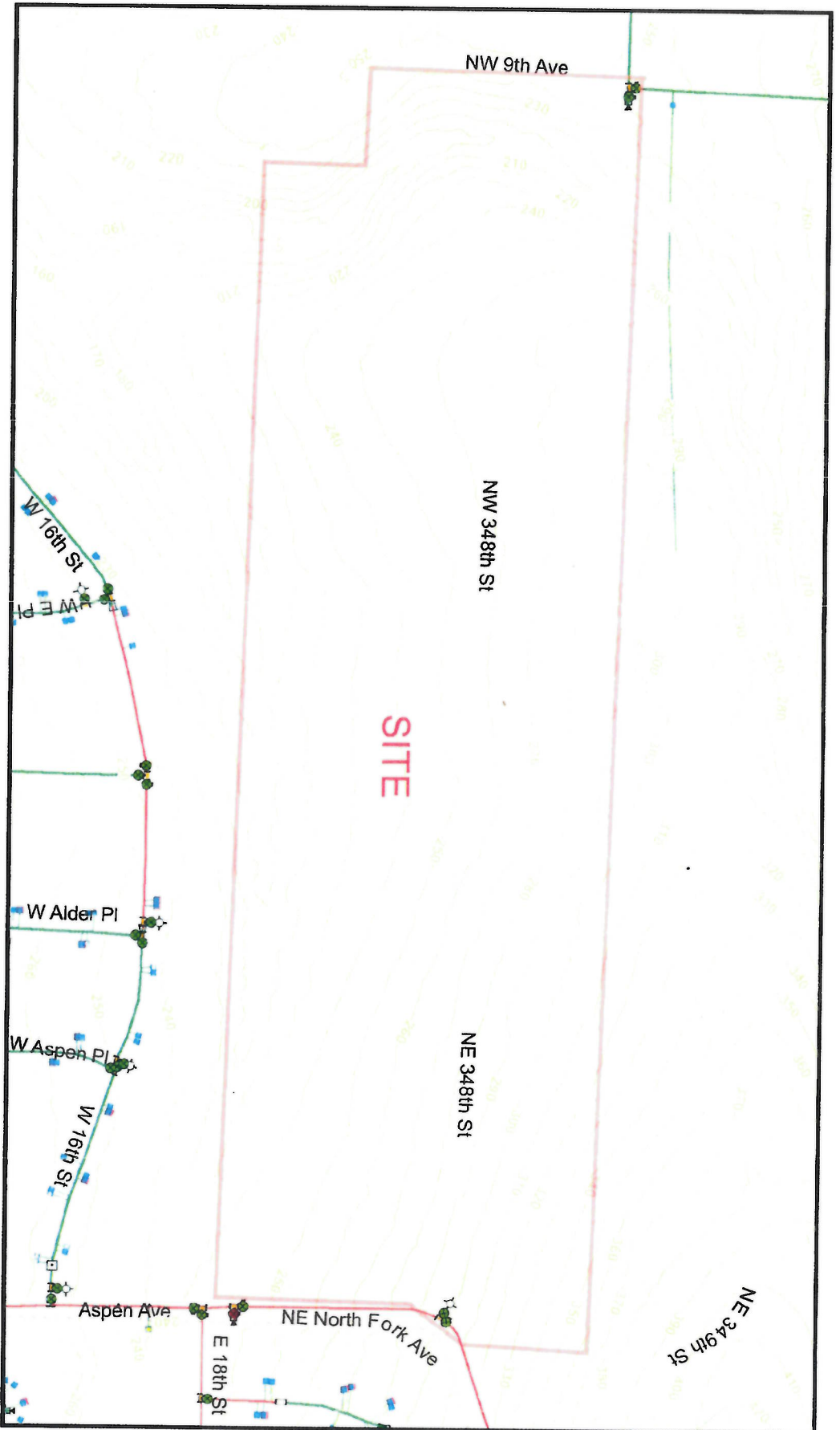
All water mains and meters shall be installed within public right-of-way or easement. All hot taps shall be performed by a Utility approved contractor. The Developer is responsible for all costs associated with the fire protection and service installation, and any other water improvement needs.

- 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  DATE 11/20/2017
Nick Flagg, PE



Legend

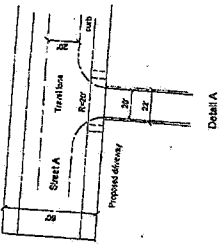
Unknown	8"	Butterfly, Closed	Air Release	Cross	Reservoir	Fire Flow At 20psi
2"	10"	Butterfly, Open	Check	Tee	Booster Pumping Station	Not Tested
3"	12"	Gate, Closed	Double Check	Cap and Thrust Block	Production Well	1 - 499
4"	14"	Gate, Open	Blow Off	Reducer	Satellite Well	500 - 999
6"	16"	Abandoned Valve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

1 inch = 292 feet

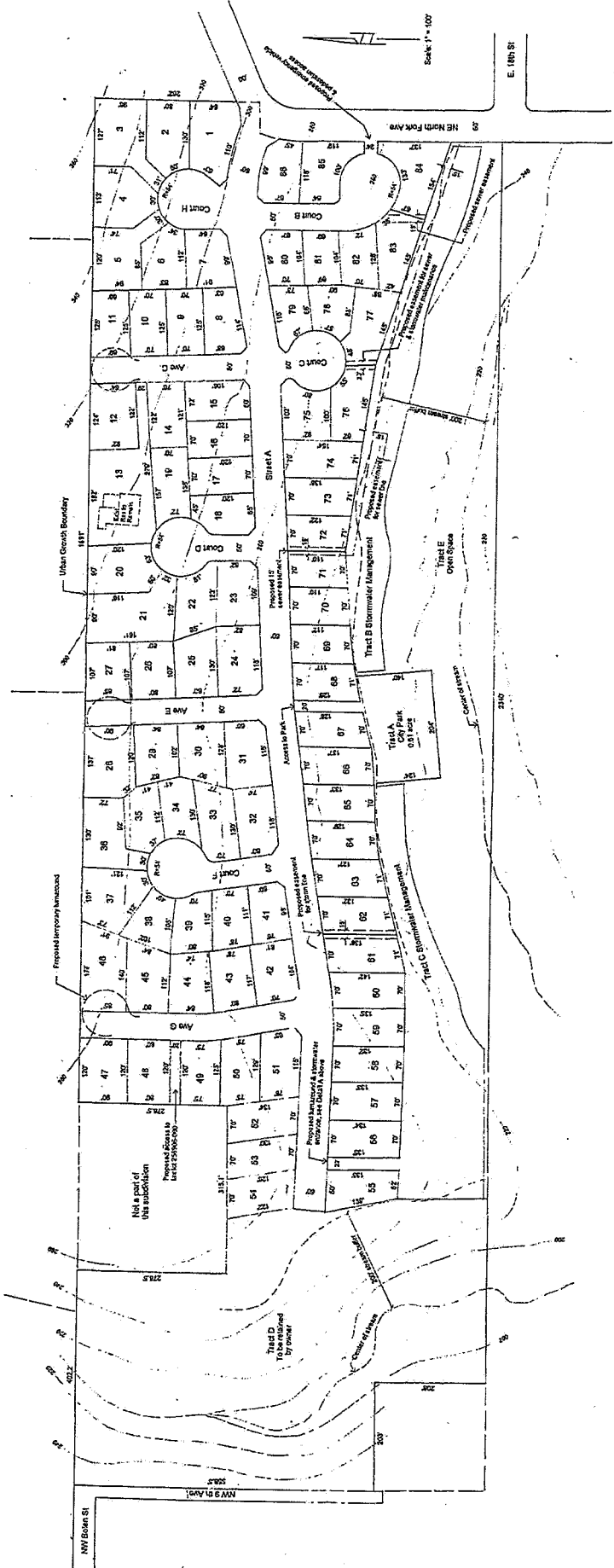
North Arrow

Clark Public Utilities
OPERATIONS MAP
Printed on: 11/17/2017
Printed by: Nick

MAP NUMBER
5134-S



- Notes**
1. This project proposes 66 residential lots for detached homes on 4.3 acres in the UDR-7.5 zoning district.
 2. 208 NE 34th St is a 1.5-acre lot, 145' NE 34th St, 208 NE 34th St & 614 NE 34th St, all in the UDR-7.5 zoning district.
 3. All existing structures will be removed, except for the building at 208 NE 34th St which will be retained on a new lot.
 4. The site is proposed to be divided into 66 lots, with the lot sizes and street frontages as shown on this plat.
 5. All proposed lots exceed 2,000 sq. ft. area, except lot numbers 78, 79, 81, 82, the smallest is 7,178 sq. ft.



City of La Center Washington
 a residential subdivision
Stephens Hillside Farm
 Preliminary Plat

Applicant: Carlson Stephens
 2600 NE 96th Court
 Issac, Oregon, WA 97048
 503.857.2702
 carlstephens@gmail.com

City of La Center
 1822 NE Hwy 58, Box 7-125
 Vancouver, WA 98666
 360.504.4964
 cdc@cityofla.com

Conrad Person, Bd Clerk
 Grier & Green, Inc Land Use Planning

Dear sirs: