



CLARK REGIONAL WASTEWATER DISTRICT UTILITY REVIEW

Part A: Project/Parcel Information

Date: February 5, 2021 Utility Review Number: 1795847

APPLICANT INFORMATION

Name: Zachary Crum Mailing Address: 2106 Pacific Avenue, STE 300
City: Tacoma State: WA Zip: 98406

DELIVERY INFORMATION (Check one)

Call for Pickup Fax to Applicant E-mail Mail
Phone #: _____ Fax #: _____ E-mail Address: zcrum@bcradesign.com

PROPERTY INFORMATION

Flows to Salmon Creek Treatment Plant Flows to Vancouver Treatment Plant

Lot # 10 SW $\frac{1}{4}$, Sec 18 T. 3 N., R. 2 E., W.M.

Serial #: 195925-000 Property Address: 16015 NE 50th Avenue

Nearest Cross Streets: NE 159th Avenue and NE 50th Street

Proposed Type of Use: SFR MF COMM IND Other :

Property Size: 20 acres Building Square Footage: _____
(Commercial/Industrial)

Preliminary Name of Project: DSHS CC 48 Bed Com. RTF No. Living Units: 48 Estimated ERU's: 12

Part B: Sanitary Sewer Information

The point of connection for the subject parcel is in NE 50th Avenue.

Note: As per District code, Clark Regional Wastewater District will require that sewers be extended across the entire frontage of NE 159th Street and to a point at the north east property corner.

Part C: General Information

ATTENTION

FEES (All Fees Subject to Change)

<input checked="" type="checkbox"/> Licensed Civil Engineer Drawing Required	<input checked="" type="checkbox"/> Reimbursement Contract (Latecomers Fee In Place)	Pleasant Valley North LFC
<input checked="" type="checkbox"/> Sewer Main Extension Required		\$ TBD
<input type="checkbox"/> Bids Required for Reimbursement	<input checked="" type="checkbox"/> System Development Charge	\$ 5,908.00/ERU
<input checked="" type="checkbox"/> Developer Extension Agreement Required	<input checked="" type="checkbox"/> Permit Fee	\$ 140.00/bldg
<input checked="" type="checkbox"/> Easement Required	<input type="checkbox"/> Sewer Tapping Fee	\$
<input checked="" type="checkbox"/> Sewer Lateral Required	<input checked="" type="checkbox"/> Plan Review Fees*	\$ 525.00 min.
<input checked="" type="checkbox"/> Pretreatment Survey Required	<input checked="" type="checkbox"/> Inspection Fees*	\$ 1.00/LF
<input checked="" type="checkbox"/> The owner(s) must take all steps necessary to assure themselves of Gravity Flow Service	<input checked="" type="checkbox"/> Utility Permit Fees*	\$
<input checked="" type="checkbox"/> Installation depth will be greater than eight feet (8') and all costs will be the responsibility of the developer	<input checked="" type="checkbox"/> Deposits*	\$ 1,350.00

*Approximate only. Subject to modification and/or revision during detailed plan check and approval.

PREPARED BY:	Jason Oster Senior Engineering Technician	DATE:	2/19/2021
RECEIVED BY:	Via e-mail	DATE:	2/19/2021

1. This Utility Review is valid only for the real property referenced above ("Property") for the purpose of verifying the availability of sanitary sewer service.
2. No third person or party shall have any rights under this Utility Review whether by agency, third-party beneficiary principles or otherwise.
3. This Utility Review does not create a contractual relationship between the District and the Applicant and its successors and assigns ("Applicant").
4. This Utility Review is not assignable without the District's prior written permission.
5. As of the date of preparation of this Utility Review, as shown above, the District represents that sewer service is available to the Property through sewer systems that exist or that may be extended by the applicant to accommodate the sewage from the Property for the number of ERU's indicated. The District makes no other representations, express or implied.

Development Report – Sanitary Sewer Need Property: Serial # 195925-000

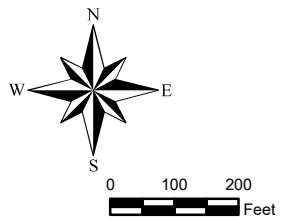
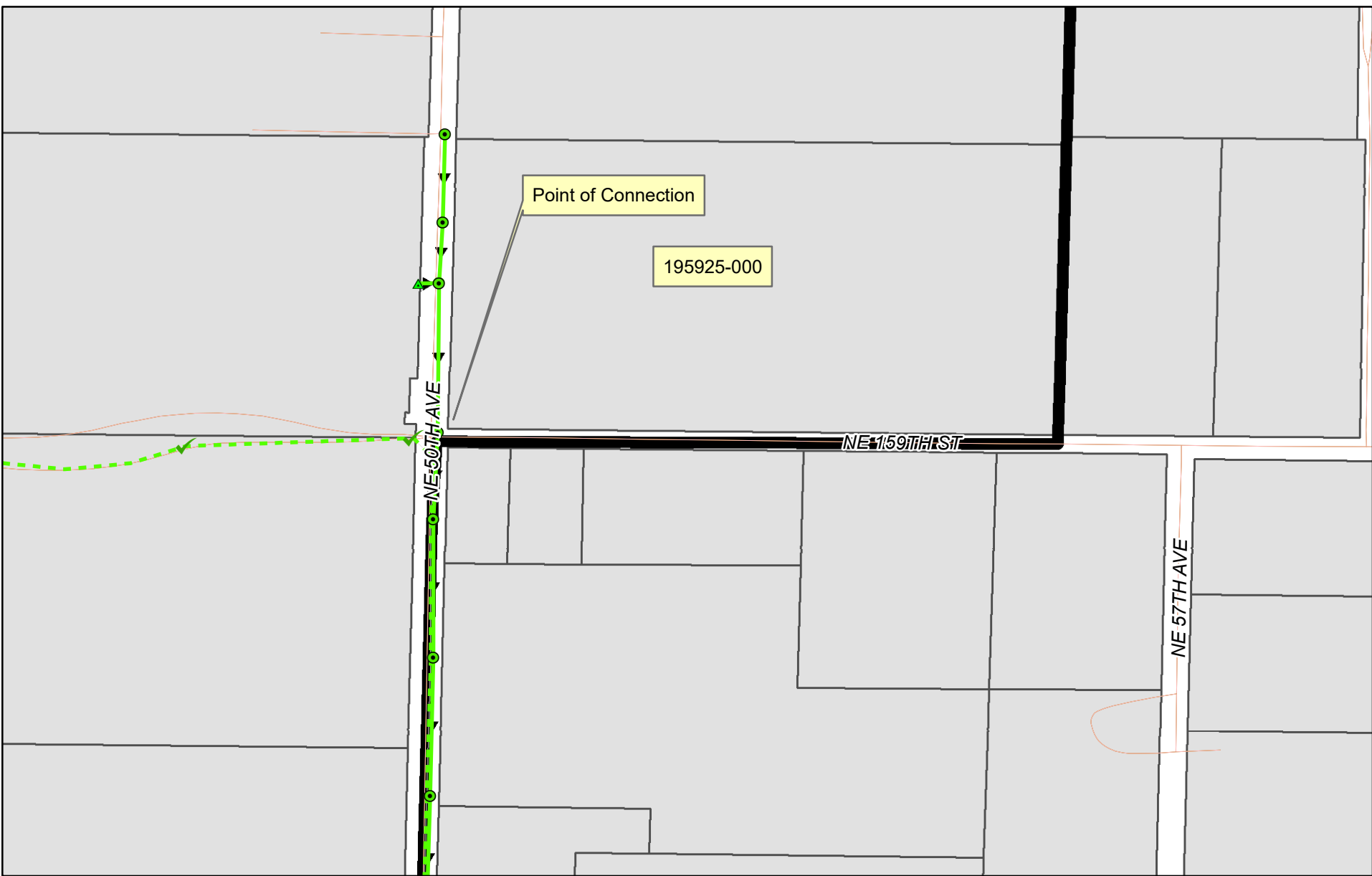
The subject parcel is located at approximately NE 50th Avenue and NE 159th Street. The connection point for the subject parcel is located in NE 50th Avenue. There are undeveloped parcels in this basin that are expected to need sewer service in the future. Service to these parcels will be from existing sewers from the west. For this reason, the District is requiring that sewers be extended across the entire frontage of NE 159th Street and to a point at the north east property corner.

This also allows access for both future development and future maintenance. In addition, by extending sewers to this point, developable land and parcels are not impacted by the need for future easements across private property. It is anticipated that the adjacent parcel will develop in the future and connect to the sanitary sewer at that time.

This property is located within the Pleasant Valley North Basin. Service in this basin terminates at the current low point at the future Pleasant Valley North Pump Station. Service then proceeds in a northeasterly direction to serve the basin that is bounded by approximately NE 171st Street on the north, NE 40th Avenue on the west, Salmon Creek Avenue on the south, and NE 72nd Avenue on the east. The basin area flows generally in a southeasterly direction to the Salmon Creek Avenue. The local topography drains to Salmon Creek and the District General Sewer plan shows the sewer line to serve this area running from the high point in the north portion of the basin, to the current low point at the future Pleasant Valley North Pump Station.

The District requires developments to extend lines to their property and through their property (Chapter C1-1.3.1 of the Gravity and Force Mains Amendments to the Design Criteria for the Clark Regional Wastewater District adopted in 2020). This policy and these specifications were adopted following an extensive review process by a citizen advisory committee made up of local developers, contractors and engineers.

This policy and specification benefit the entire community by requiring each property to pay their equitable share by servicing their entire property and constructing the line to the edge of their development for the next developer extension to proceed. By all developments participating in this manner, developers are only required to serve their own development. This equitably impacts one development at a time.



RUR 1795847

