2025-083

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: 8/29/2025

NAME SGA Engineering
ADDRESS 2005 Broadway
CITY Vancouver STATE WA ZIP 98663
TELEPHONE (360) 993-0911 EMAIL kbeseda@sgaengineering.com

Notification Method: Email Type of Development: Subdivision
Number of Units: 160

Property Location

Serial Acct. No 211217-000 , 211458-000 , 211450-000 , 211206-000 , 211286-000 , 211525-000
Property Address 31010 NW Spencer Rd, Ridgefield, WA 98642 (or nearest cross street)
Property Size 66.79 ACRES Required 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 6" C900 PVC water main within NE 13th Ave connected to an 8" water main within NW LaCenter Rd. Within NW LaCenter Rd there is also a 24" C900 transmission water main. This site is served with an existing domestic water service near NW 13th Avenue. To the south, there is an existing 8" water main within NW Spencer Rd. There are nearby fire hydrants located on NW 13th Avenue and NW Spenser Rd. See attached CPU water distribution map for reference. Utility drawings are for reference only and project engineer should verify existing conditions in the field prior to final design.

The fire flow in the nearby vicinity has not been recently calculated. If updated fire flow calculations are required please contact Water Services at (360) 992-8022. Static water pressure is expected to vary depending on site elevation, system demand and reservoir levels (HGL = 467-ft).

For this development, depending on site access, development layout and fire protection requirements, the engineer of record shall review the existing hydraulics and certify adequate demand and fire requirements are satisfied. It is recommended to meet with CPU to determine the required on (and probable offsite) improvements for this development. Calculations (i.e. hydraulic model) will likely be necessary from a licensed civil engineer to determine/demonstrate the anticipated water demands. At a minimum the 6" water main within NW 13th Ave shall be replaced with an 8" water main and extended to and throughout the site and looping through to NW Spencer Rd. Proper fire protection (i.e. hydrants and building sprinkler systems) shall be installed as required by the Fire Marshal and 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.

If upgrades to the existing water distribution system are required, 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

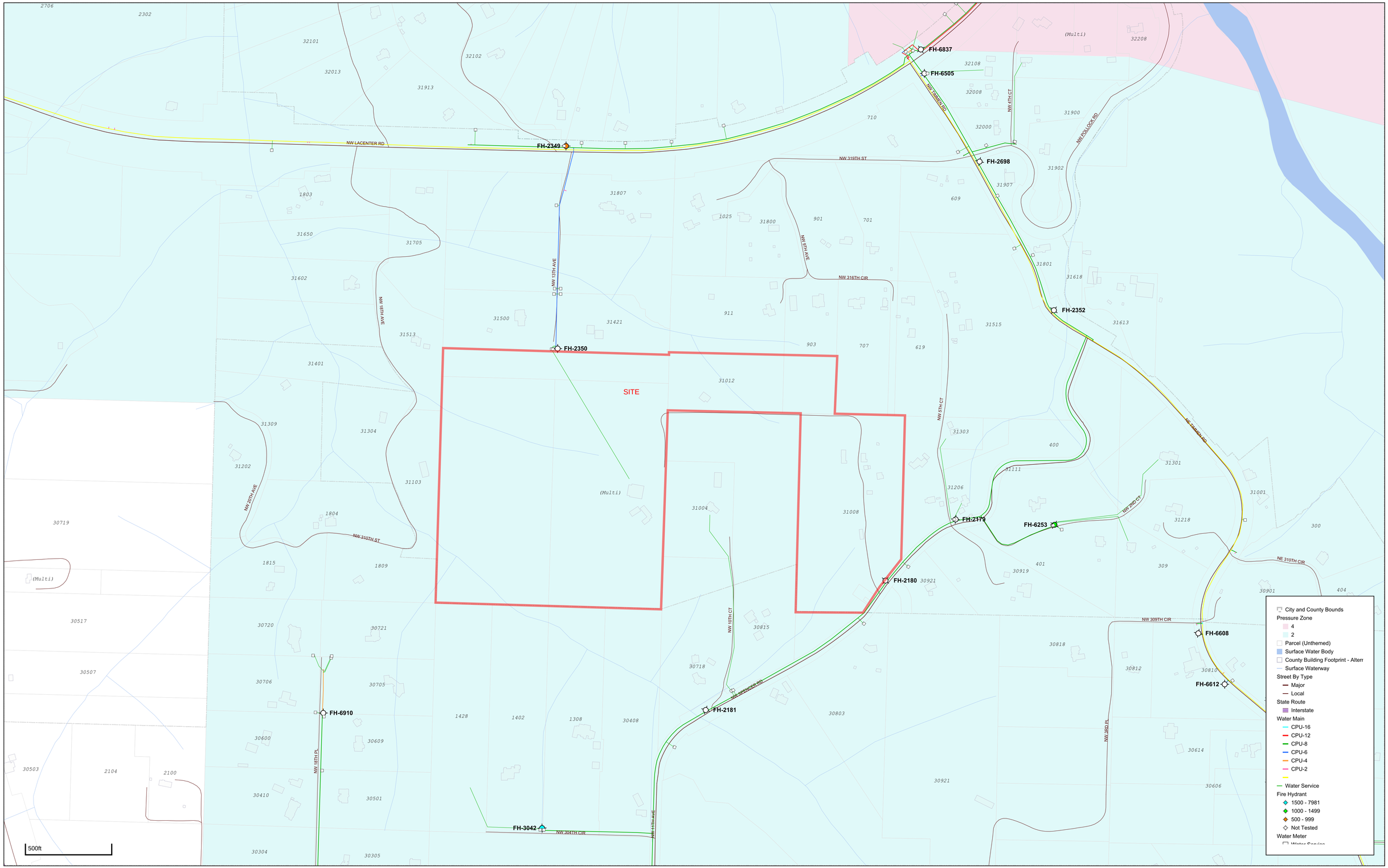
Review comments are subject to modification during detailed plan check and review.
This utility review is valid for six months after the date of signature below.

REVIEWED BY Jordan Handley DATE 8-29-2025

Revised 3/10/17 rk

Jordan Handley

UR 2024-018



1:3,000

Clark

lon=-122.682 lat=45.847 - 2/13/2024 15:21

GROSS SITE AREA:
2,909,275 SF OR 66.79 AC

OLIVA PARCEL #211206000

RELYEA PARCEL #211458000

NELSON PARCEL #211525000

DYSON PARCEL #211526000

ACCESS EASEMENT TO ADJACENT PARCELS

OPEN SPACE '2'
66647 SF

STORM '2'
21269 SF

EX. TOP OF STEEP SLOPE

PRIVATE ROAD '2'

PUBLIC STREET (RURAL MINOR COLLECTOR)

PRIVATE ROAD '1'

GATED PRIVATE ROAD OPTION

EX. GRAVEL DRIVEWAY

OPEN SPACE '3'
870940 SF OR 19.99 AC

OLIVA PARCEL #211286000

STORM '5'

PUBLIC STREET (LOCAL ACCESS)

PUBLIC AVENUE (LOCAL ACCESS)

STORM '4'
18352 SF

PRIVATE ROAD '3'

ERICKSON PARCEL #211484000

ESTER JOHNSON PARCEL #211450000

OPEN SPACE '3'
870940 SF OR 19.99 AC

SEWER PUMP STATION

RELYEA PARCEL #211217000

STORM '3'
46641 SF

ERICKSON PARCEL #211521000
219664 SF
5.04 AC

EX. GAS ESMT.

STORM '1'
31150 SF
0.71 AC

OPEN SPACE '1'
104653 SF
2.40 AC

TRACT 'A'
5974 SF

TRACT 'B'
3873 SF

506' FROM STREAM TO TOP OF EXISTING SLOPE

0 100 200 300
Scale: 1" = 100'

-N-

SCA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PRELIMINARY
NOT FOR CONSTRUCTION

PRE-APPLICATION PLAT

RELYEA SUBDIVISION

CITY OF LA CENTER WASHINGTON

PRE-APPLICATION

REVISIONS

DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	SAT
SCALE:	1" = 100'

JOB NUMBER	SHEET
2316	2 OF 2

© SCA ENGINEERING PLLC – DATE PLOTTED: Feb. 02, 2024 – 12:34 PM SCA DRAWING FILE: W:\DWG\2316- RELYEA SUBDIVISION\DRAWINGS\2316- PBASE FOR PRE-APP.DWG