2026-084

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: 9/4/2026

NAME	Jayson Taylor				
ADDRESS	604 W Evergreen Blvd.				
CITY	Vancouver	STATE	WA	ZIP	98660
TELEPHONE	(360) 944-6519	EMAIL	lisa@plsengineering.com		

Notification Method: Email Type of Development: Subdivision
Number of Units: 34

Property Location

Serial Acct. No	209083000 & 209044000		
Property Address	1518 NE LOCKWOOD CREEK RD, LA CENTER, WA 98629	(or nearest cross street)	
Property Size	5.17 ACRES	Required 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 8" PVC water main within NE Lockwood Creek Rd and a fire hydrant located west of the site (FH-1420). 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 at FH – 1420, located west of the site was previously calculated at 3,155 gpm at 20 psi. Static water pressure is expected to vary, around 60 psi depending on site elevation, system demand and reservoir levels. Due to anticipated low static pressure privately owned and operated boosters may be needed. If updated fire flow data is required, please contact Water Services at (360) 992-8022.

For this development, depending on site access and layout, plan to connect to the existing 8" water main within NE Lockwood Creek Rd. If fire protection is required, extend a minimum 8" water main within the public right-of-way to the site. If fire protection is not required, a minimum 4" water main may be acceptable. Install proper fire protection (i.e. hydrants and building sprinkler systems) as required by the Fire Marshal. 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. 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.

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.

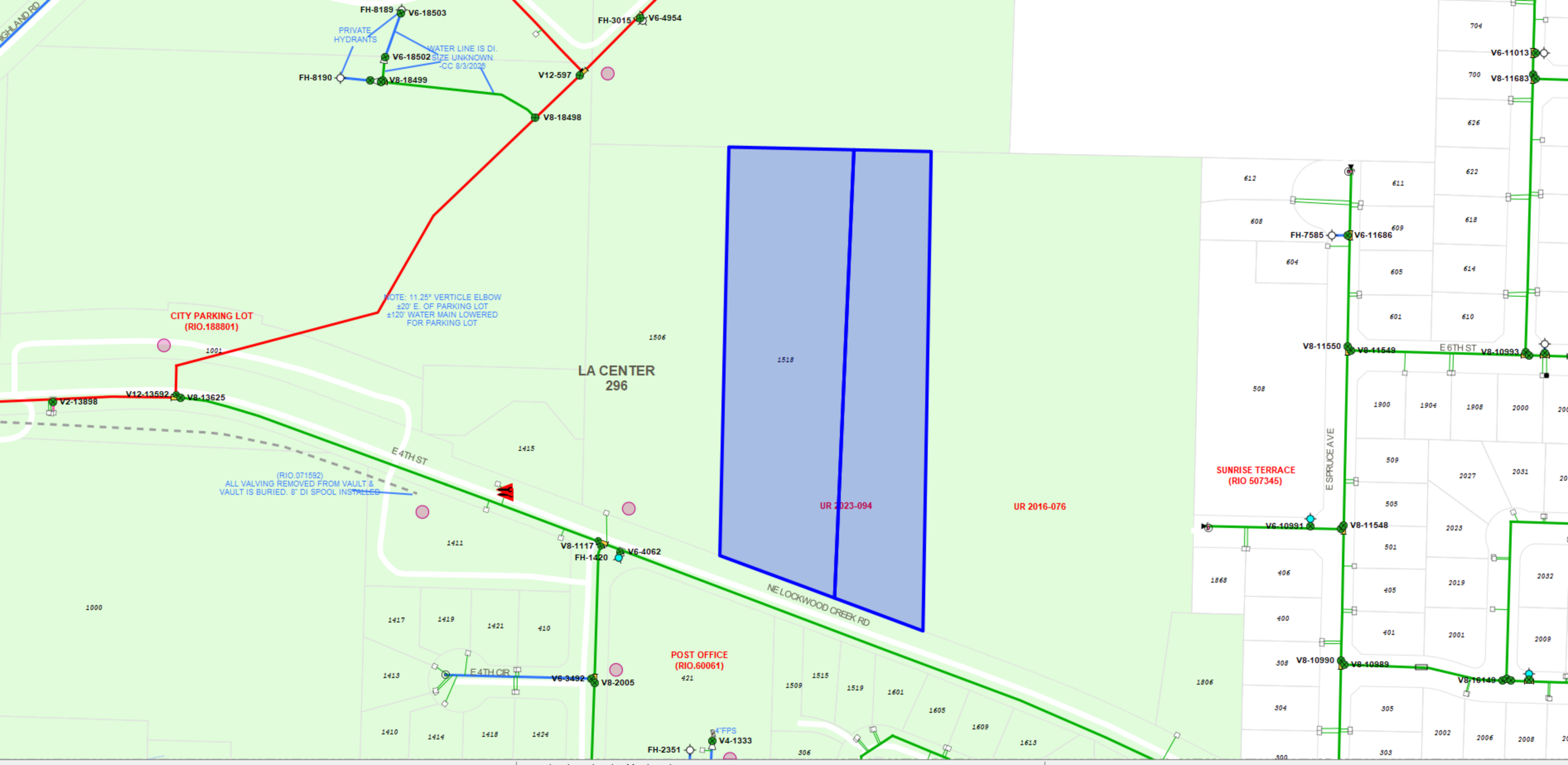
Submit full engineering plan set for further requirements and comments.

☒ 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.

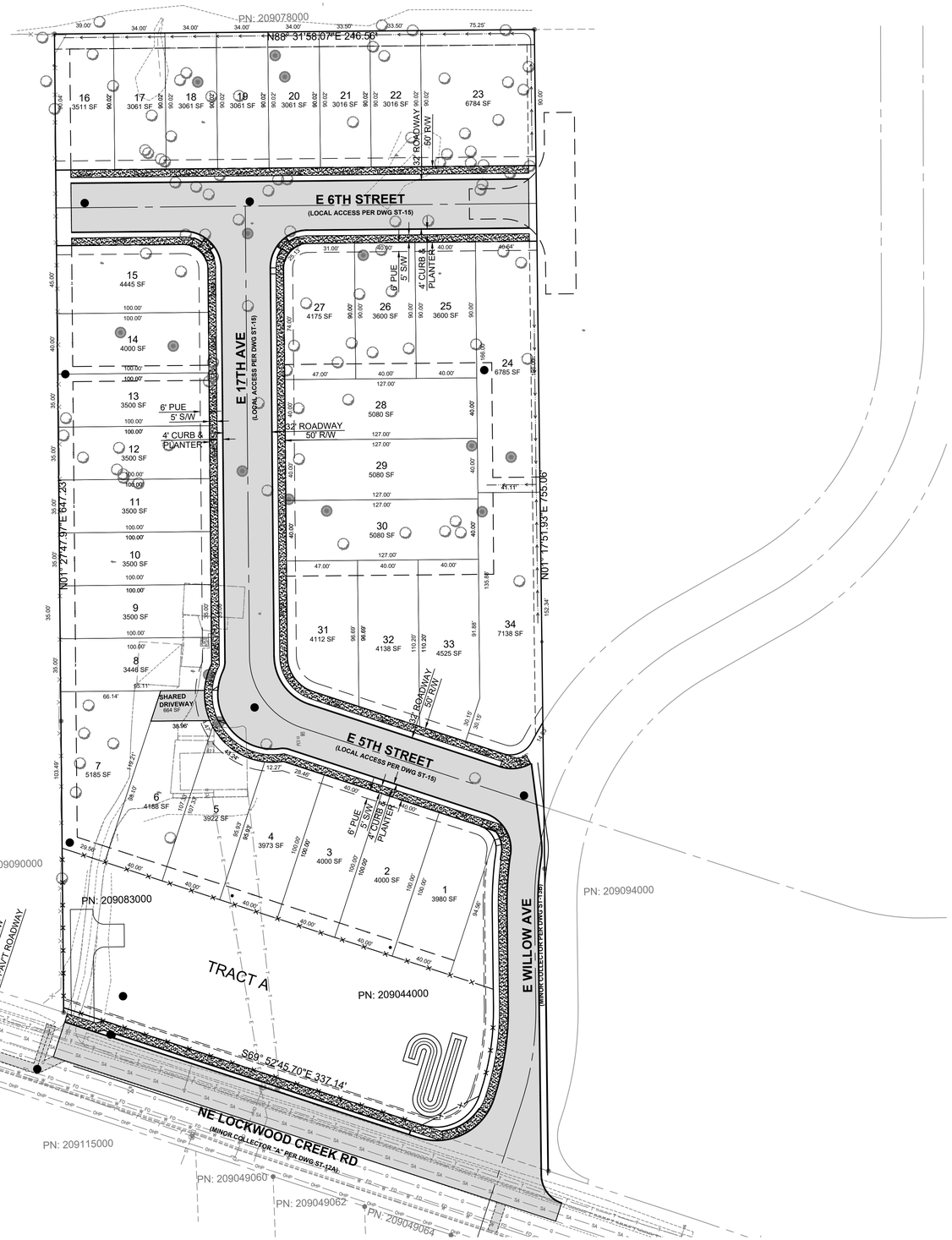
REVIEWED BY Jordan Handley DATE 9-4-2026

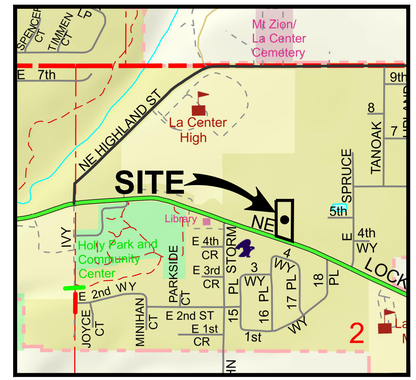
Revised 3/10/17 rk


FH-8189
V6-18503
PRIVATE HYDRANTS
V6-18502
FH-8190
V8-18499
WATER LINE IS DI. SIZE UNKNOWN -CC 8/3/2026
V8-18498
V12-597
FH-3015
V6-4954
NOTE: 11.25° VERTICLE ELBOW ±20' E. OF PARKING LOT ±120' WATER MAIN LOWERED FOR PARKING LOT
CITY PARKING LOT (RIO.188801)
1001
V2-13898
V12-13592
V8-13625
E 4TH ST
(RIO.071592) ALL VALVING REMOVED FROM VAULT & VAULT IS BURIED. 8" DI SPOOL INSTALLED
LA CENTER 296
1506
1518
UR 2023-094
UR 2016-076
1415
1411
V8-1117
FH-1420
V6-4062
NE LOCKWOOD CREEK RD
1000
1417
1419
1421
410
1413
E 4TH CIR
V6-3492
V8-2005
POST OFFICE (RIO.60061)
421
1509
1515
1519
1601
1605
1609
1613
1410
1414
1418
1424
4"FPS
FH-2351
V4-1333
306
1806
704
V6-11013
700
V8-11683
626
622
612
611
608
609
618
FH-7585
V6-11686
604
605
614
601
610
V8-11550
V8-11549
E 6TH ST
V8-10993
508
1900
1904
1908
2000
SUNRISE TERRACE (RIO 507345)
E SPRUCE AVE
509
2027
2031
505
V6-10991
V8-11548
2023
501
1868
406
2019
2032
405
400
401
2001
2009
308
V8-10990
V8-10989
V8-10148
304
305
2002
2006
2008
303

Lockwood Terrace Subdivision

Located in the SE ¼ of Section 33, T5N, R1E, W.M
La Center, Washington





VICINITY MAP
NOT TO SCALE

APPLICANT:
Archna Kalra
502 N Horns Corner Dr
Ridgefield, WA 98642
(425) 444-7118
archnakalra7@gmail.com

PROJECT CONTACT:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519
pm@plsengineering.com

OWNER:
CJ Dens Property Management Co
PO Box 239
La Center, WA 98625

GENERAL NOTES

LAND USE:
The applicant is proposing to subdivide an approximately 5.17-acre parcel into 34 single-family detached lots in the MDR-16 zone. The existing home may be retained as shown on the conceptual plat.

The entire site area is 5.17 acres in size and is identified as parcel numbers 209083000 and 209044000. The site is located in the NW ¼ of Section 2, T4N, R1E. There is currently a single-family home on parcel 209083000, parcel 209044000 is currently vacant. The site is bordered by La Center High School to the north, NE Lockwood Creek Road to the south, a single-family home on acreage to the west, and a vacant parcel to the east.

TRANSPORTATION:
Lockwood Creek Road is an existing arterial that forms the southern border of the site. Half width improvements meeting standard detail ST-12A are proposed. A minor collector may be required to extend from the southern end of the site to the parcel to the east to allow for a N-S connection between Lockwood Creek Road and NE 339th Street. Half width improvements meeting standard detail ST-13B are proposed. The proposed alignment results in an ideal intersection spacing along Lockwood Creek Road. A local access roadway per standard detail ST-15A is proposed to extend from the collector to serve the proposed single-family lots. No direct lot access is proposed to Lockwood Creek Road.

UTILITIES:
All lots will be served with public water by Clark Public Utilities and public sanitary sewer by the City of La Center.

Stormwater will be directed to an onsite stormwater facility to be treated and detained.

Tract A is a

CRITICAL AREAS:
Clark County shows slopes ranging from 0-15%. No critical areas are mapped on site.

Scale 1" = 40'
40 20 0 40

Legend	
Proposed Asphalt	
Proposed Concrete	

ENGINEERING | PLS

Preliminsry Plat For:
Lockwood Terrace Subdivision
A Subdivision Located In The City Of La Center, Washington
Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

1	2	3	4	5	6

Project No.	3748-02
SCALE:	H: N/A V: N/A
DESIGNED BY:	XXX
DRAFTED BY:	XXX
REVIEWED BY:	XXX

03
09