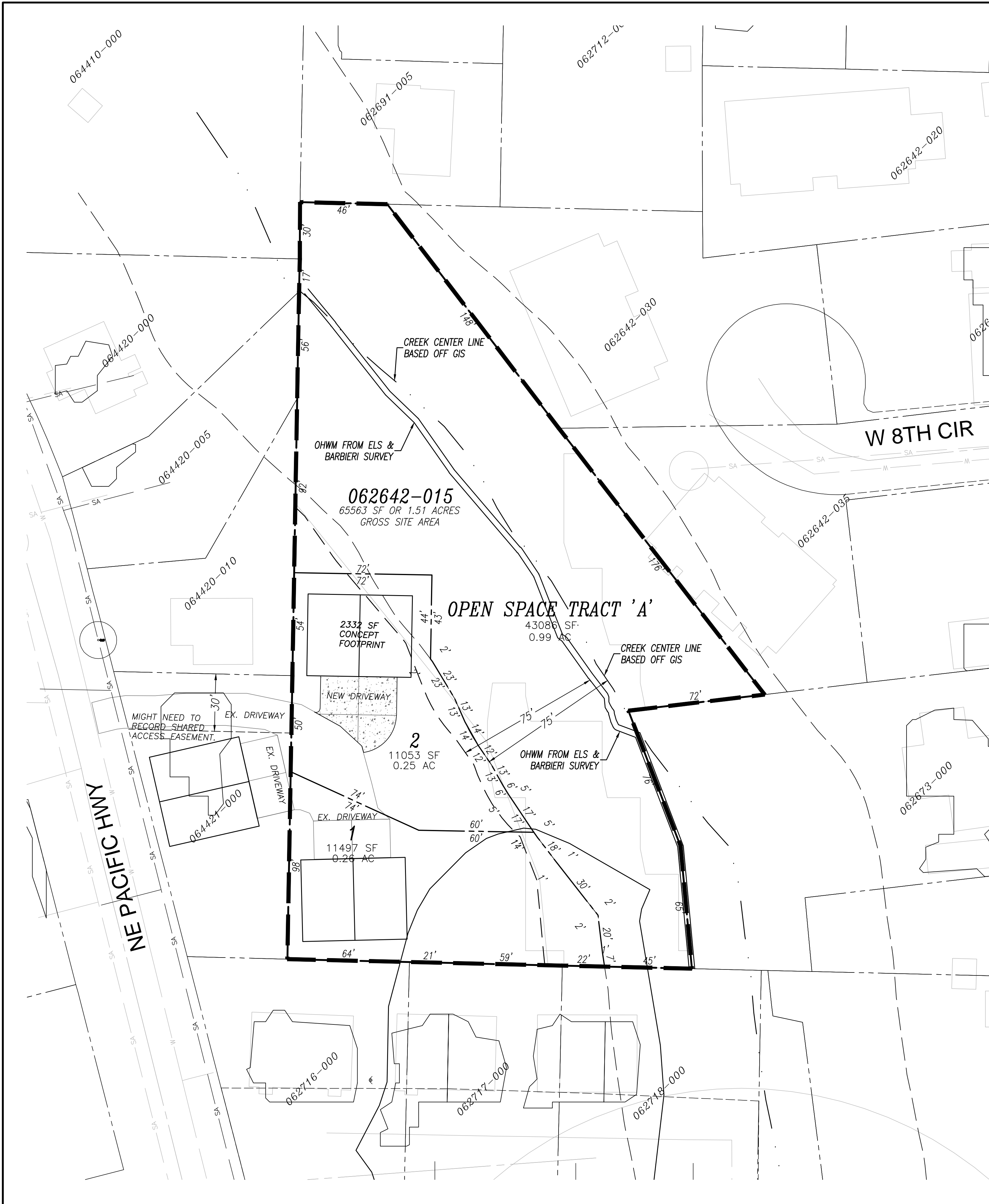


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PACIFIC HWY DUPLEX

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRE-APPLICATION
August 2024

APPLICANT:
DEVIN BARBOZA
PO BOX 1540
WOODLAND, WA 98674
PH: 360-852-3237, 360-852-4567
EM: devinjb@platinmind.com

PROPERTY OWNER:
PLATINUM HOLDINGS LLC
PO BOX 2187
WOODLAND, WA 98674

PARCEL # & PROPERTY ADDRESS:
64421-000, 62642-015
721 & 725 NW PACIFIC HIGHWAY
LA CENTER, WA 98629

CONTACT PERSON:
SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER 64421-000, 62642-015
CURRENT USE 1 DUPLEX HOME
ZONING DESIGNATION RP
GROSS SITE AREA 1.51 ACRES 65,563 S.F.
TRANSIT ROUTES NO TRANSIT ROUTES WITHIN 1 MILE.

EXISTING WATER AND SEWER SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LA CENTER, PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES. SEPTIC SYSTEMS MAY EXIST ON SITE. WELLS ARE NOT KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THE SITE IS KNOWN TO CONTAIN SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE EAST FORK LEWIS RIVER WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE-HIGH AND HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY GIS. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE

DUPLEX HOMES (2 LOTS)

DEVELOPMENT STANDARDS

MINIMUM AVERAGE LOT AREA	10,000 S.F.
AVERAGE MINIMUM LOT WIDTH	60' MIN. ALLOWED
AVERAGE MINIMUM LOT DEPTH	90' MIN. ALLOWED
FRONT YARD SETBACK	20' TO HOME, 20' TO GARAGE
STREET SIDE YARD SETBACK	10'
INTERIOR SIDE YARD SETBACK	7.5' MIN.
REAR YARD SETBACK	20' TO HOME, 15' TO GARAGE
MAXIMUM LOT COVERAGE	35%
MAXIMUM BUILDING HEIGHT	35'

UTILITY PROVIDERS

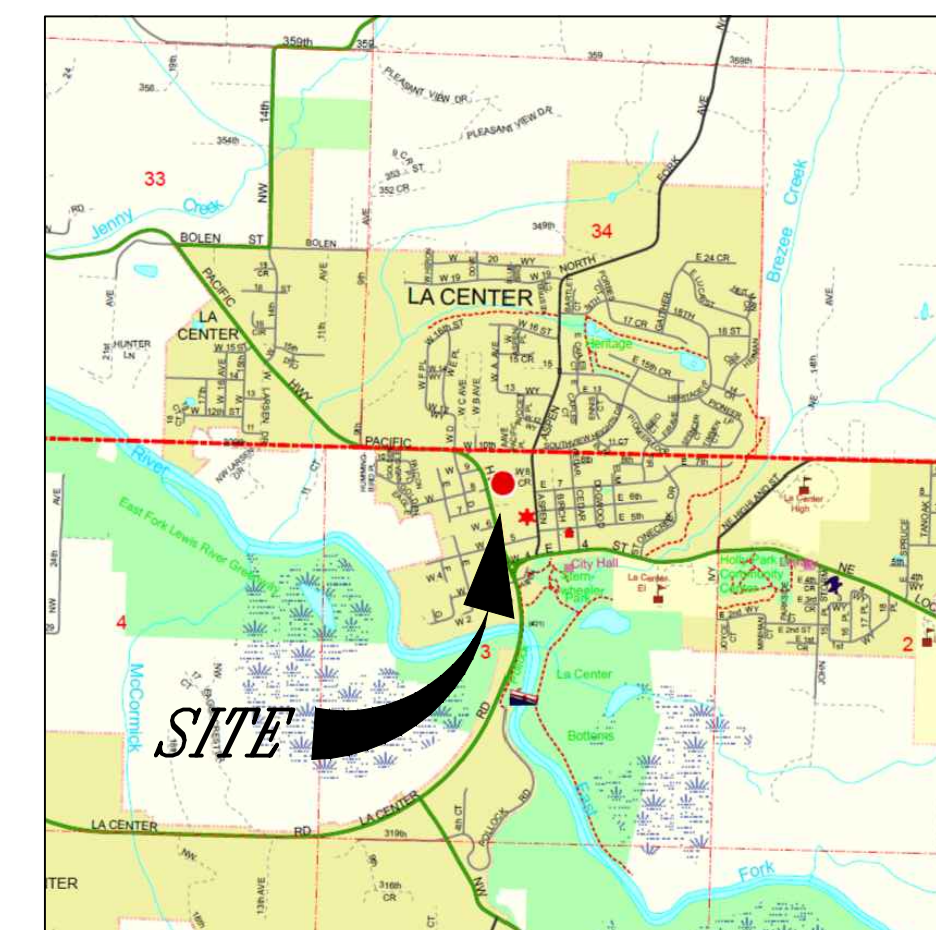
SEWER CITY OF LA CENTER
WATER CPU
ELECTRICAL CPU

STORMWATER MANAGEMENT

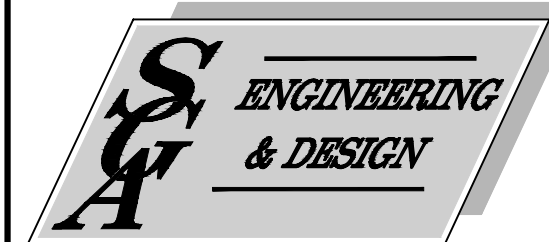
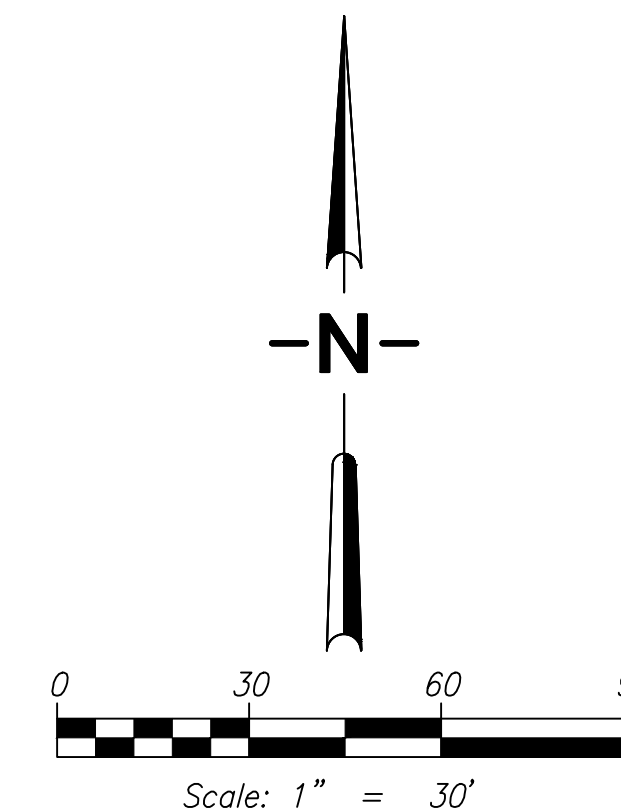
TREATMENT ? CITY OF LA CENTER STANDARDS
DISPOSAL ? STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S. STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

PROPOSED SITE AREA SUMMARY

	ACRES	S.F.
GROSS SITE AREA	1.51	65563
NET SITE AREA (GROSS AREA-R/W)	1.51	65563
AVERAGE LOT AREA	0.26	11275
PUBLIC RIGHT-OF-WAY DEDICATED	0.00	0



VICINITY MAP
NTS



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



PRE-APPLICATION PLAT
PACIFIC HWY
DUPLEX
WASHINGTON
CITY OF LA CENTER

PRE-APPLICATION

REVISIONS

DESIGNED BY: SAT
DRAWN BY: SAT
CHECKED BY: SAT
SCALE: 1" = 30'

JOB NUMBER
2400

SHEET
2 OF 2