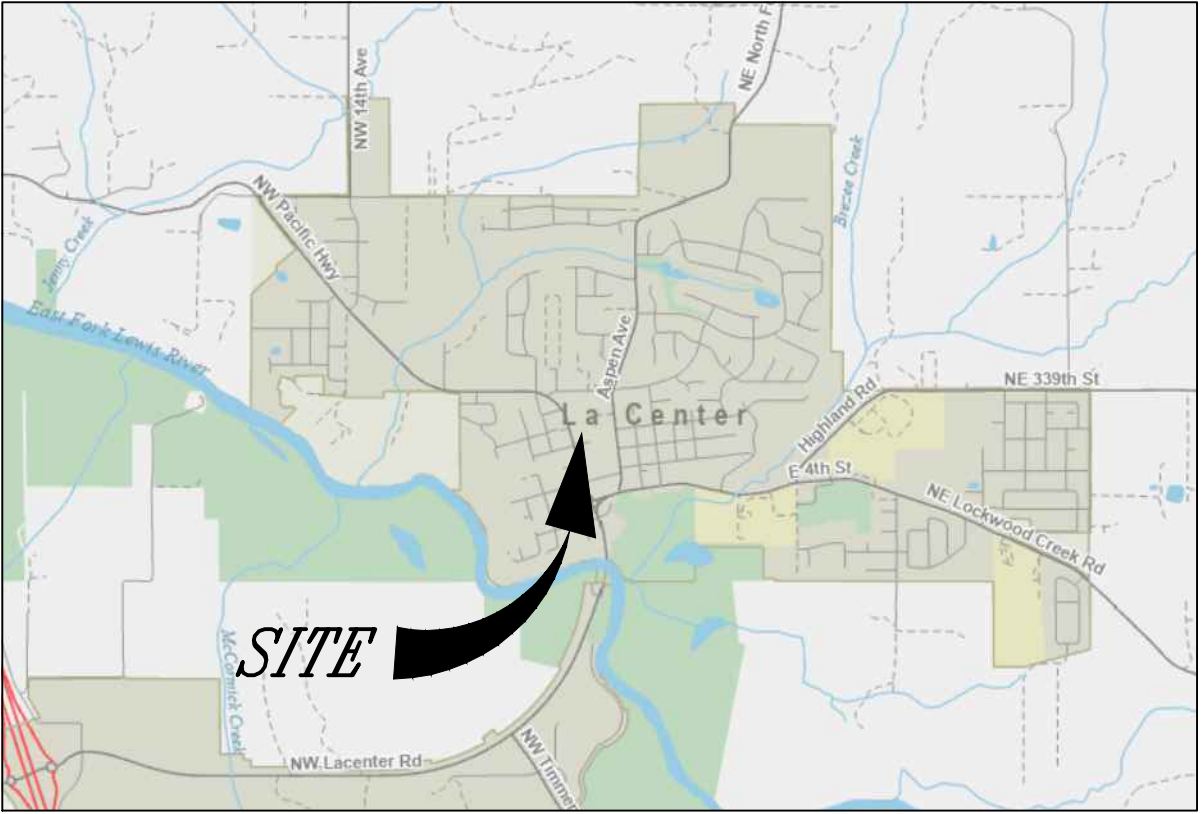
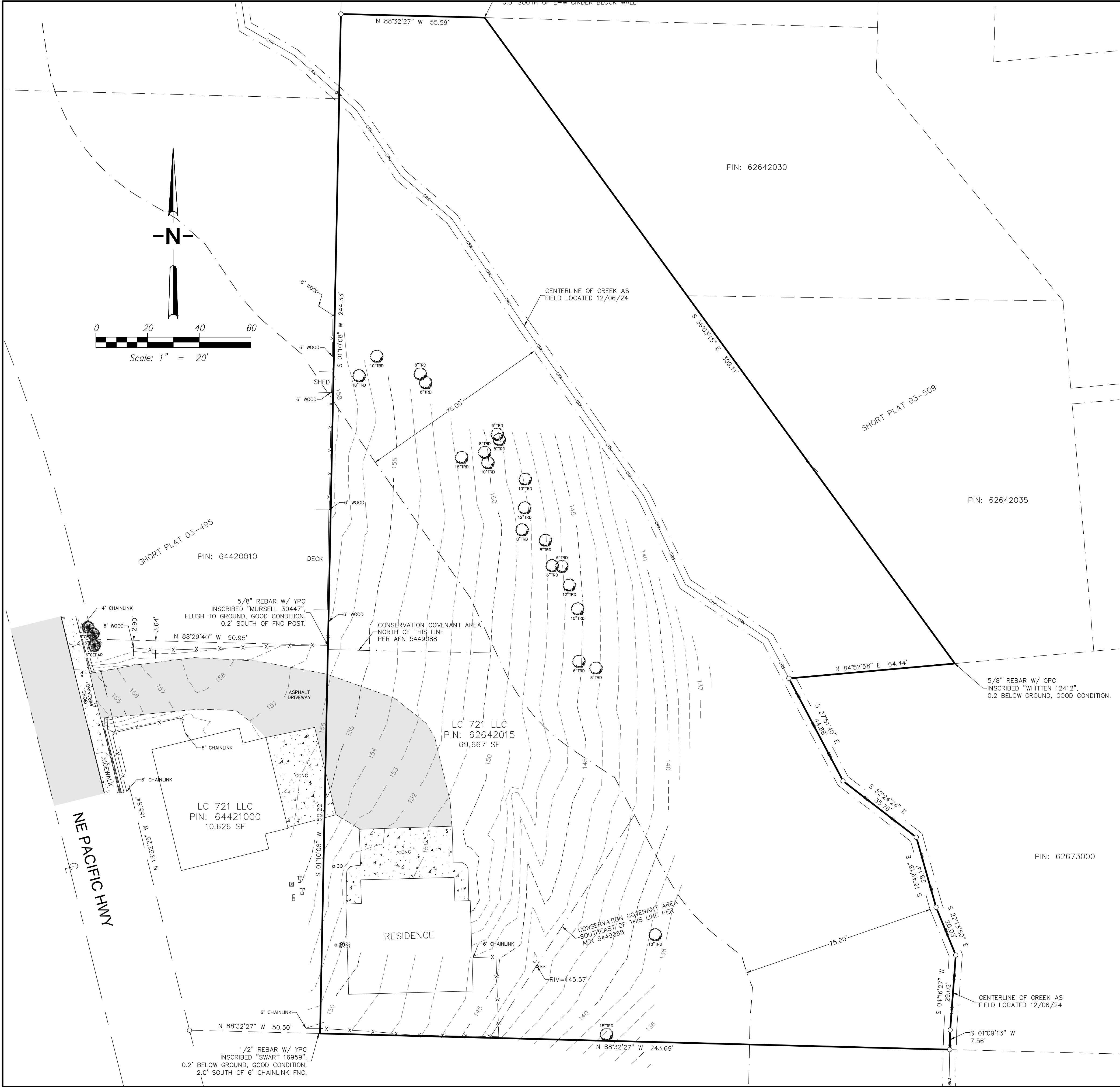


© SGA ENGINEERING PLLC - DATE PLOTTED: Jun. 02, 2025 - 12:26 PM SGA DRAWING FILE: W:\UNC\2400- PACIFIC HWY DUPLEX\DRAWINGS\2-PRELIM SHEET SET\PRE1.0 EXISTING CONDITIONS PLANDWG



VICINITY MAP

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

PRELIMINARY APPLICATION
MAY 2025

APPLICANT:

DEVIN BARBOZA
PO BOX 1540
WOODLAND, WA 98674
PH: 360-852-3237, 360-852-4567
EM: devinjb@platinumind.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	1.60 ACRES 69,667 S.F.
TRANSIT ROUTES	NO TRANSIT ROUTES WITHIN 1 MILE.

EXISTING WATER AND SEWER

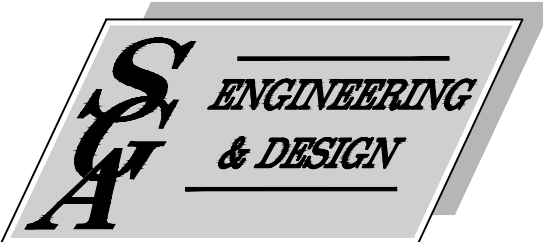
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LA CENTER. PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES. SEPTIC SYSTEMS MAY EXIST ON SITE. WELLS ARE NOT KNOWN TO EXIST ON-SITE.

ENVIRONMENTAL CONDITIONS

THE SITE IS KNOWN TO CONTAINS 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.



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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



EXISTING CONDITIONS PLAN

PACIFIC HIGHWAY
DUPLEX

WASHINGTON

CITY OF LA CENTER

PRELIMINARY

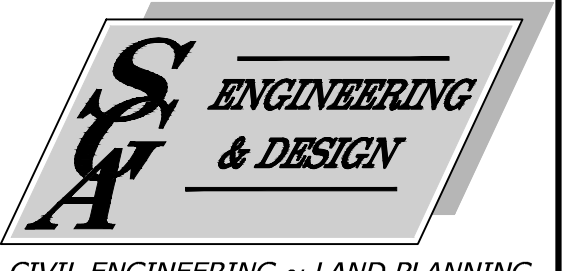
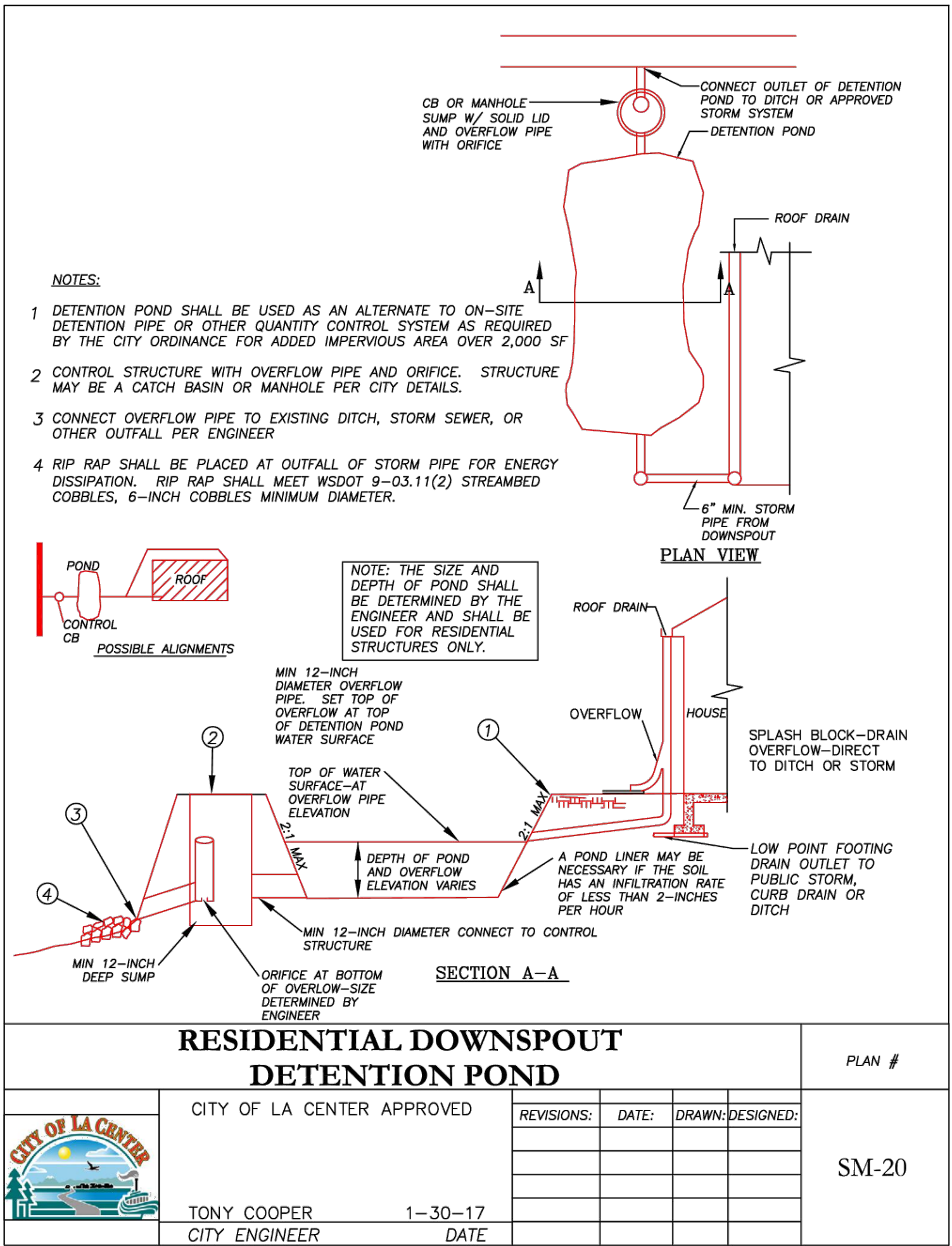
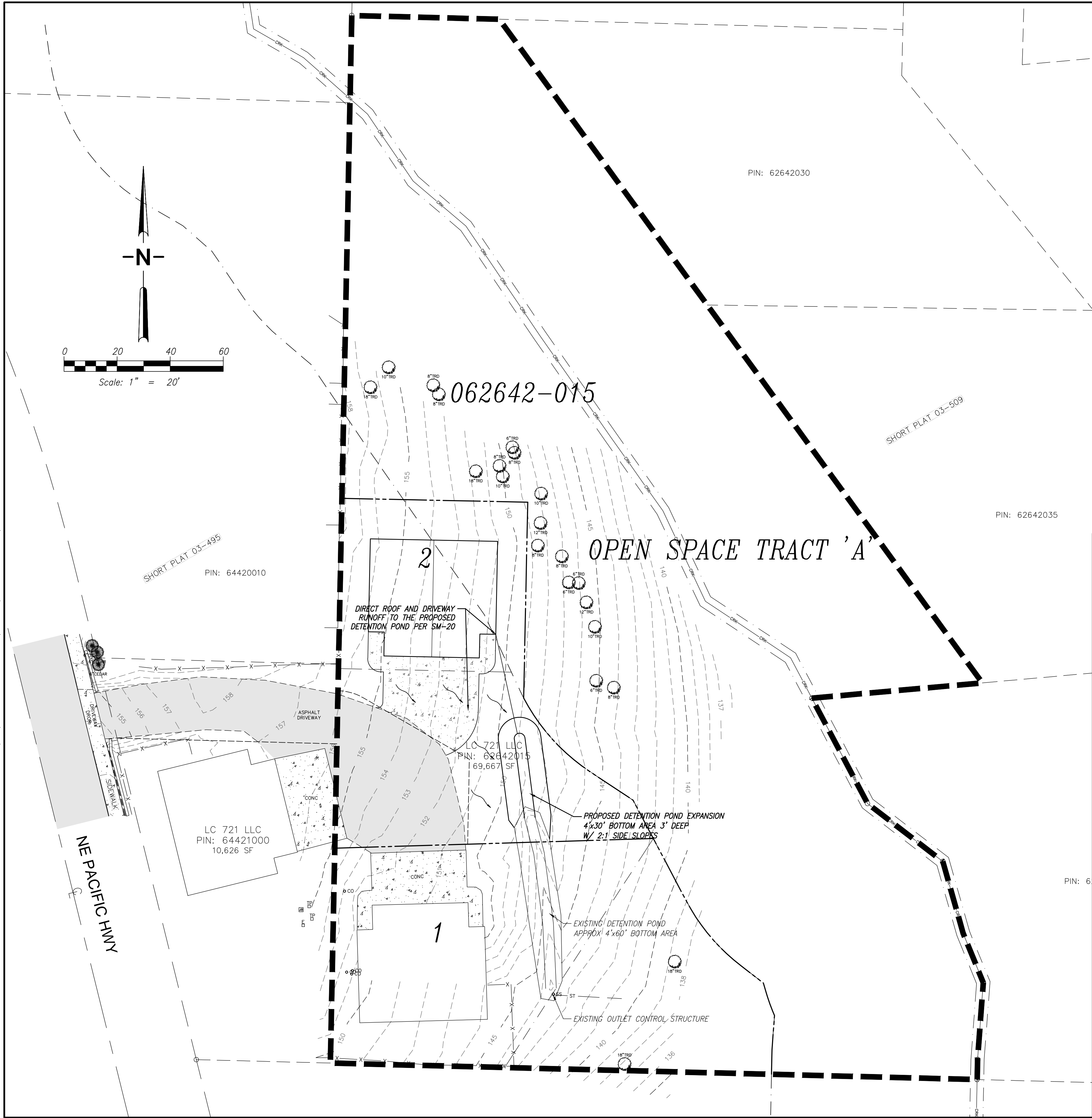
REVISIONS

DESIGNED BY: KRS
DRAWN BY: KRS
CHECKED BY: KRS
SCALE: 1" = 20'

JOB NUMBER
2400

SHEET
PRE1.0

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DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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PRELIMINARY DRAINAGE PLAN

PACIFIC HIGHWAY DUPLEX

WASHINGTON

CITY OF LA CENTER

PRELIMINARY

REVISIONS

DESIGNED BY: KRS
DRAWN BY: KRS
CHECKED BY: KRS
SCALE: 1" = 20'

JOB NUMBER
2400

SHEET
PRE3.0