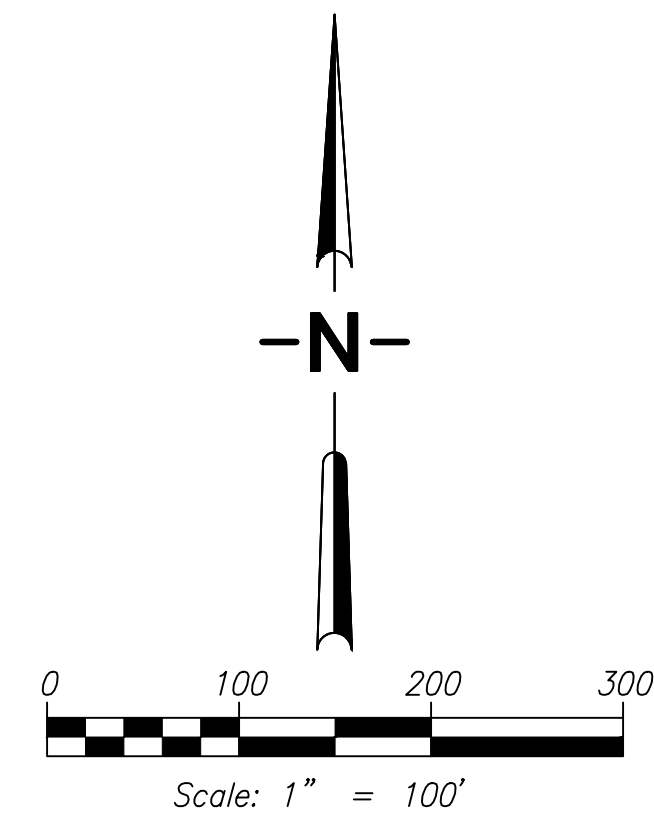


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JUNIPER RIDGE SUBDIVISION

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRE-APPLICATION
OCTOBER 2024

OWNER/APPLICANT:

TD WEST, LLC
ATTN: DAN KORPELA
5900 NE 152ND AVENUE, SUITE 120
VANCOUVER, WA 98682
PH: (360) 977-7495
EM: info@tdwestllc.com

PARCEL # & PROPERTY ADDRESS:

258945-000 & 258944-000
34011 & 34017 NW 9TH AVE.
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

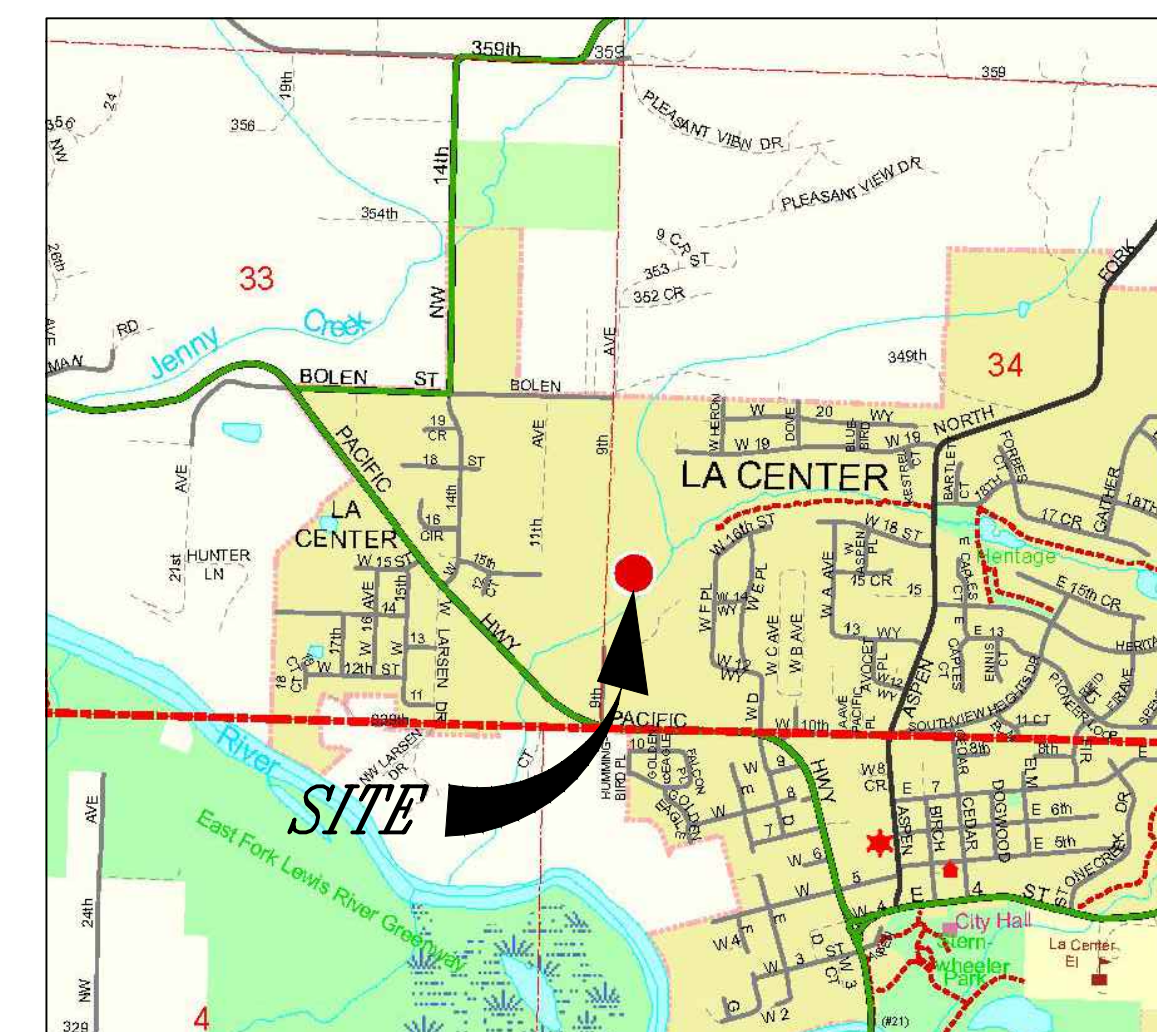
| | |
|--------------------------|---|
| EXISTING PARCEL NUMBERS | 258945-000 & 258944-000 |
| CURRENT USE | TWO EXISTING SINGLE-FAMILY RESIDENCES |
| ZONING DESIGNATION | LDR-7.5 |
| GROSS SITE AREA | 24.94 ACRES 1,086,226 S.F. |
| TRANSIT ROUTES | NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE. |
| EXISTING WATER AND SEWER | SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LA CENTER, PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CLARK PUBLIC UTILITIES. THERE ARE TWO SEPTIC SYSTEMS ON SITE. ONE WELL IS KNOWN TO EXIST ON-SITE. |

ENVIRONMENTAL CONDITIONS

THE SITE 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 PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

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



VICINITY MAP
NTS

EXISTING CONDITIONS

JUNIPER RIDGE SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRE-APPLICATION

REVISIONS

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

JOB NUMBER
2406

SHEET
PRE1.0