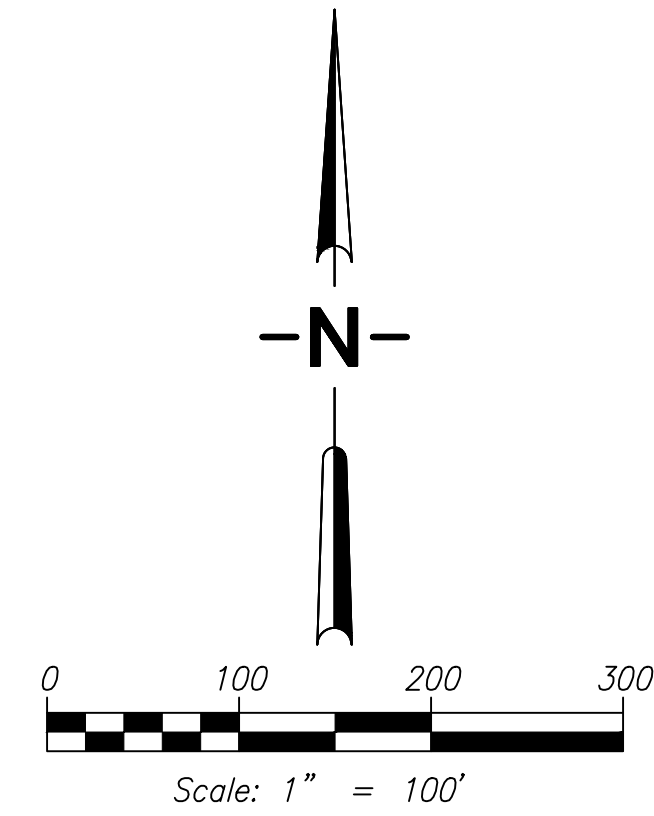
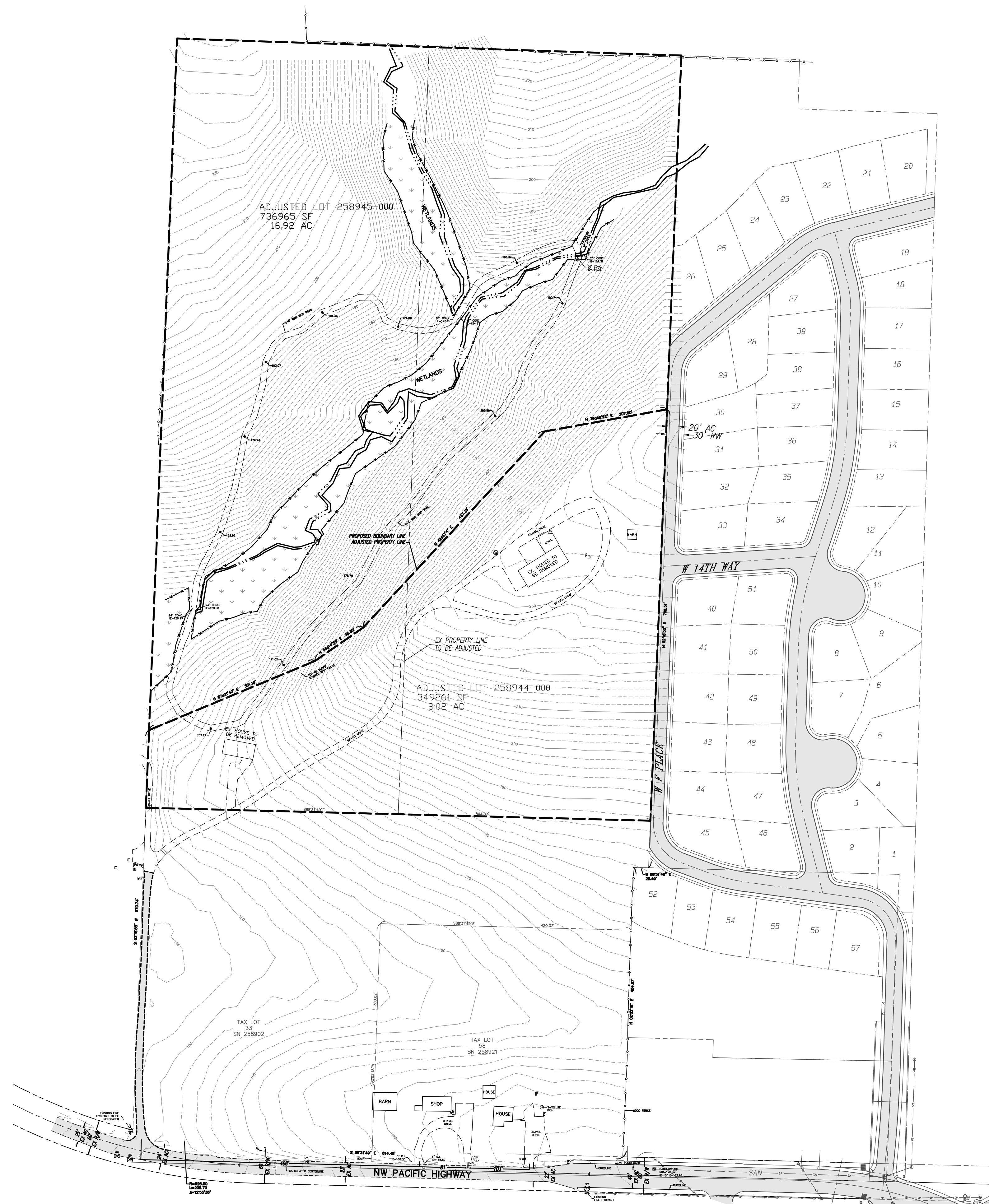


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JUNIPER RIDGE SUBDIVISION

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
MARCH 2024

APPLICANT:
TD WEST, LLC
ATTN: DAN & TODD KORPELA
5900 NE 152ND AVENUE
VANCOUVER, WA 98682
PH: 360-921-7991 & 360-798-7268
EM: dan@4kequipment.com & todd@4kequipment.com

PROPERTY OWNER:
MARY RITOLA
34011 NW 9TH AVE
LA CENTER, WA 98629

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

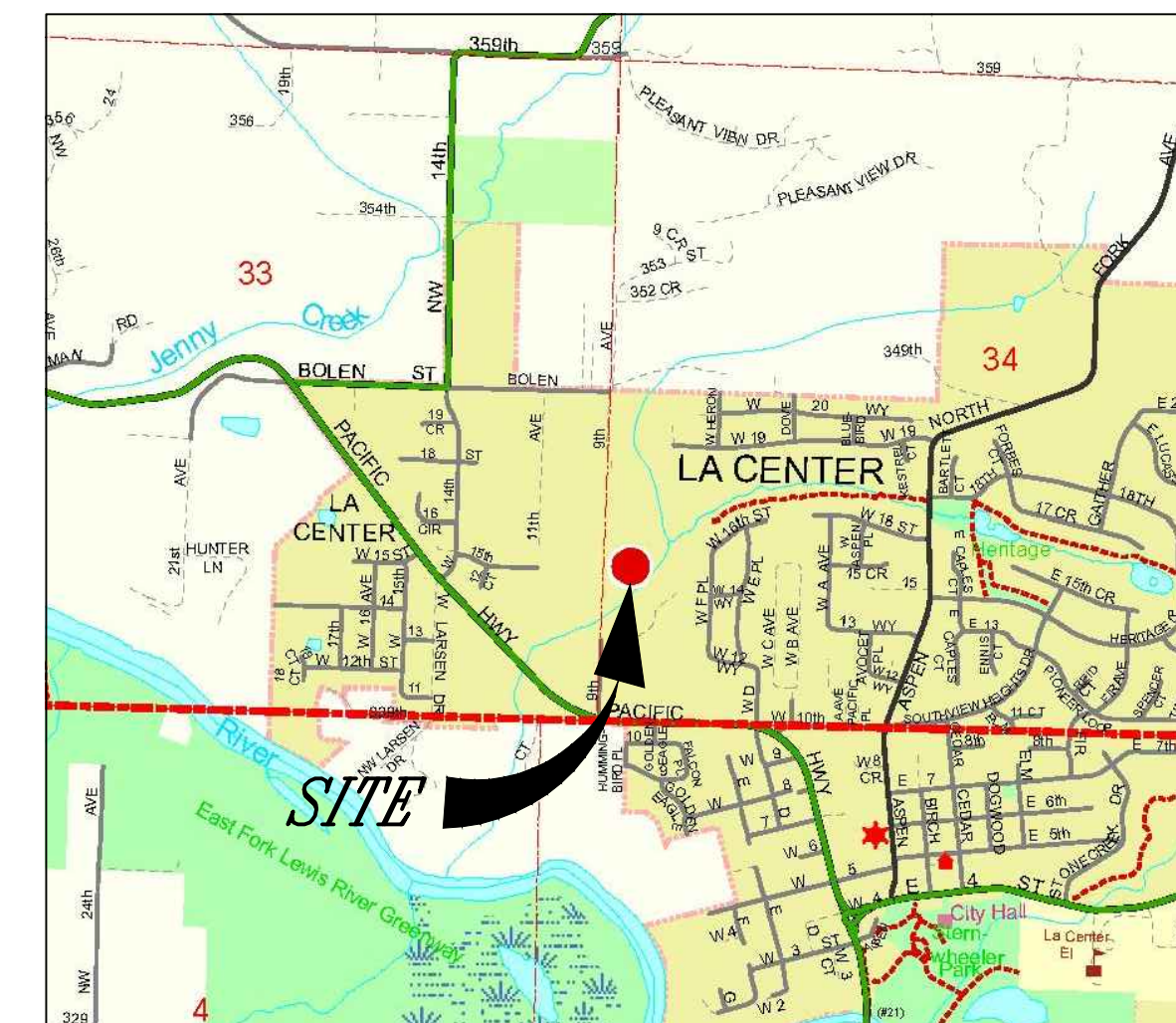
EXISTING PARCEL NUMBERS	258945-000 & 258944-000
CURRENT USE	TWO EXISTING SINGLE-FAMILY RESIDENCES
ZONING DESIGNATION	LDR-7.5
GROSS SITE AREA	24.94 ACRES 1,086,226 S.F.
TRANSIT ROUTES	NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY THE CITY 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