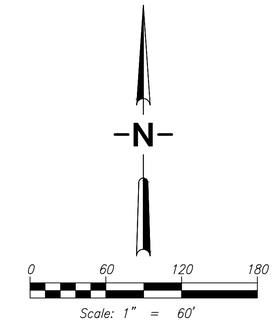


TIMMEN'S LANDING

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRE-APPLICATION

JULY 2023

APPLICANT:

GABE DUUS

212 NE 83RD STREET

VANCOUVER, WA 98665

PH: 360.609.1364

EM: GABE@1STRUCTURE.COM

PROPERTY OWNER:

HEADLEY, BRENOT & BROADWATER

PROPERTY ADDRESSES:

32342 & 32208 NW POLLOCK ROAD
32021 & 32111 NW 4TH COURT
RIDGEFIELD, WA 98642

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

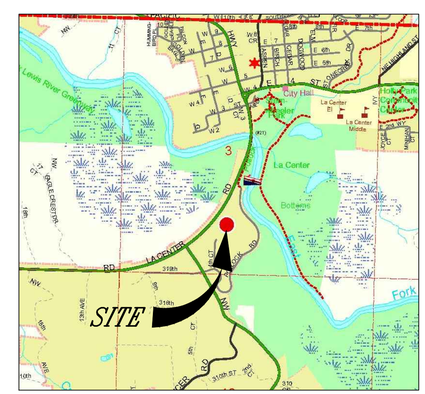
EXISTING PARCEL NUMBERS	209284-000, 209286-000, 209282-000, 209290-000 & 209283-000		
CURRENT USE	EXISTING HOMES AND OUTBUILDINGS		
ZONING DESIGNATION	MX (MIXED USE)		
GROSS SITE AREA	14.55 ACRES	633,659	S.F.
TRANSIT ROUTES	SITE NOT SERVED BY CTRAN		
EXISTING WATER AND SEWER	THE EXISTING LOTS ARE SERVED BY CITY OF LA CENTER SEWER & WATER.		

ENVIRONMENTAL CONDITIONS

THERE ARE MAPPED CRITICAL AREAS LOCATED ON THE SITE. GIS SHOWS POTENTIAL WETLANDS; OAK AND RIPARIAN HABITAT ALONG WITH SHORELINE AREAS. THERE IS A MODERATE TO HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

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



VICINITY MAP
NTS

SGA ENGINEERING & DESIGN

CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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

PRELIMINARY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

TIMMEN'S LANDING
MIXED USE

CITY OF LACENTER WASHINGTON

PRE-APPLICATION

REVISIONS

DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	EEG
SCALE:	1:60

JOB NUMBER	SHEET
2308	PRE1.0

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