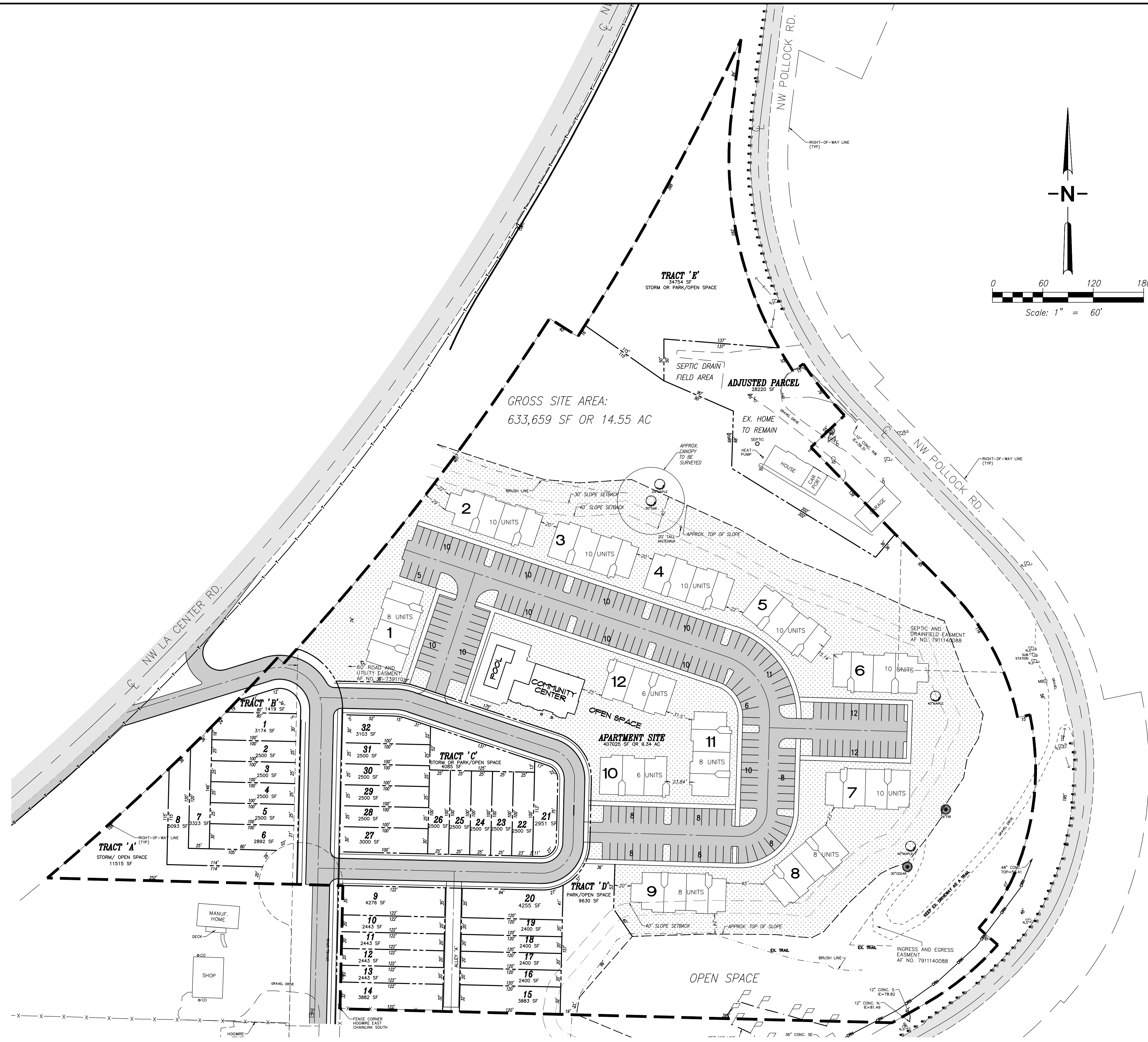
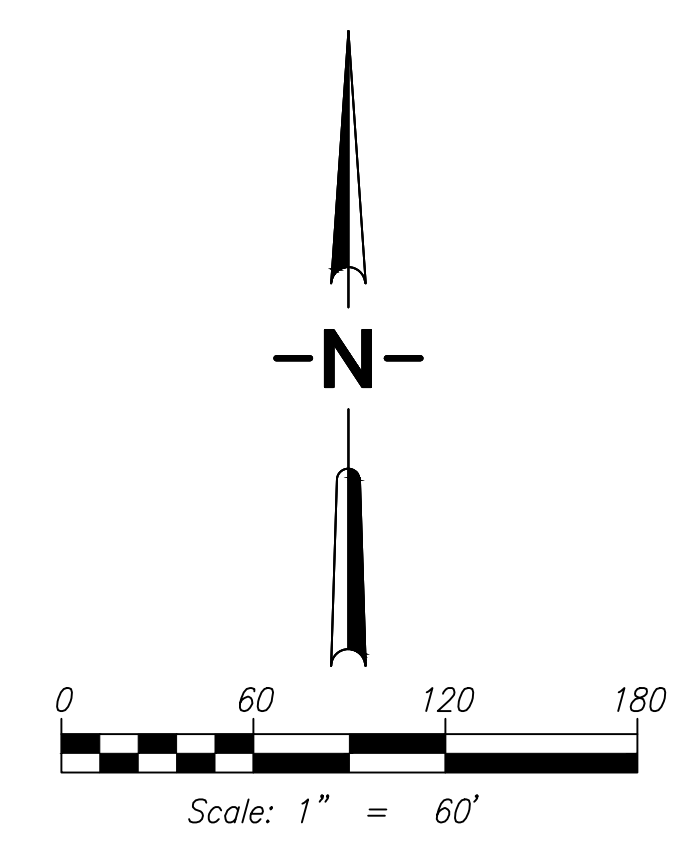


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GROSS SITE AREA:
633,659 SF OR 14.55 AC



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

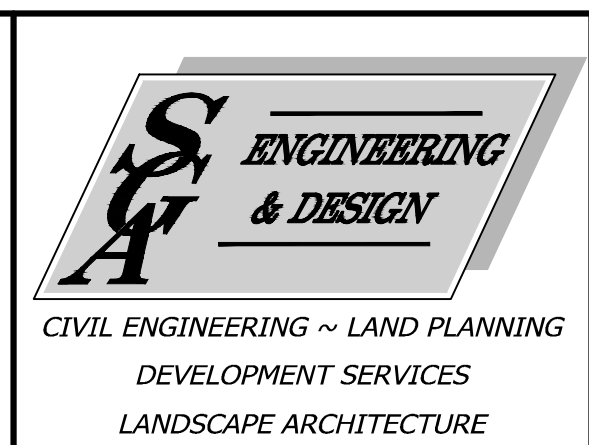
THERE ARE MAPPED CRITICAL AREAS LOCATED ON THE SITE. GIS SHOWS POTENTIAL WETLANDS, OAK AND RIPARIAN HABITAT ALONG WITH SHORELINE AREAS. THERE IS A MODERATE TO HIGH PROBABILITY FOR ARCHAEOLOGICAL.

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.

MAX DENSITY
14 UNITS/ACRE (GROSS-CRITICAL AREAS)
9.92 AC X 14 = 138.88 UNITS MAX
75% OF APARTMENTS = 104.16 UNITS
25% OF TOWNHOMES = 34.72 UNITS

104 APARTMENT UNITS SHOWN
(6, 8 & 10 UNIT BUILDINGS)
196 PARKING SPACES SHOWN = 1.88 STALLS/UNIT



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



WASHINGTON

CITY OF LA CENTER

SITE PLAN & SUBDIVISION

TIMMEN'S LANDING MIXED USE

PRE-APPLICATION	
REVISIONS	
DESIGNED BY:	SAT
DRAWN BY:	SAT
CHECKED BY:	SAT
SCALE:	1" = 60'
JOB NUMBER 2308	SHEET PRE2.0