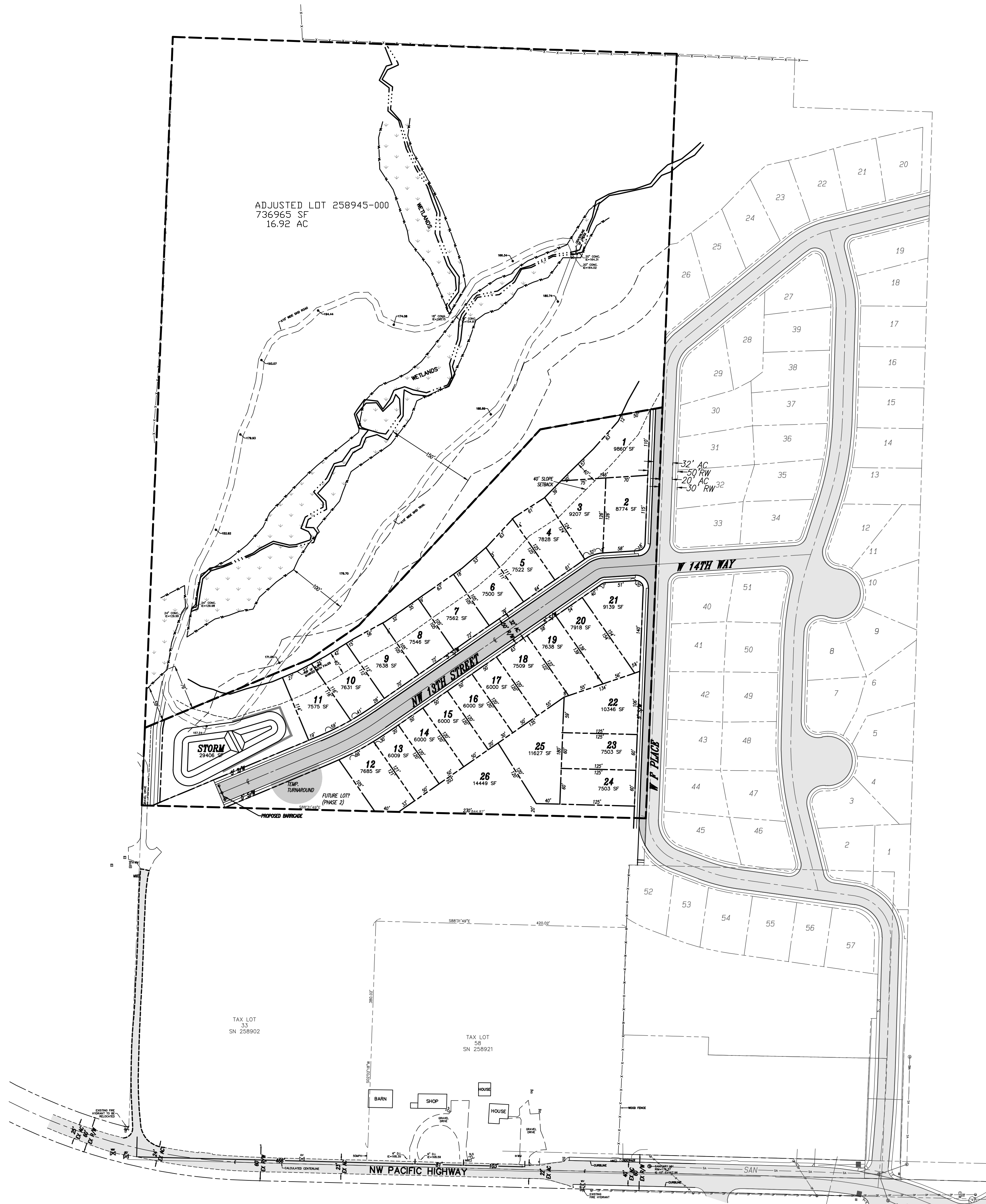


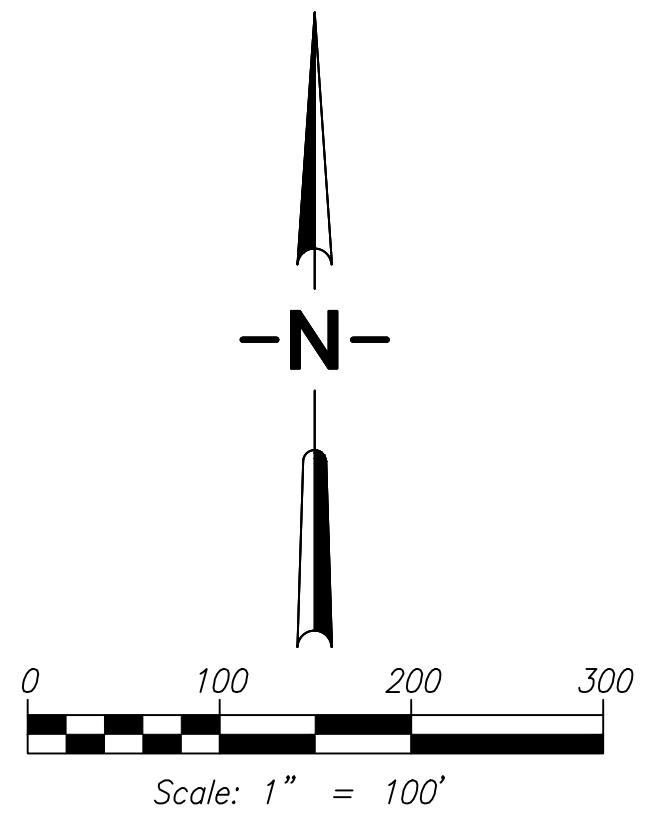
© SGA ENGINEERING PLLC - DATE PLOTTED: Mar. 18, 2024 - 1:45 PM SGA DRAWING FILE: W:\DWG\2406- JUNIPER RIDGE\DRAWINGS\1- PRE-APP SHEET SET\PRE-APPLICATION PLATTING



ADJUSTED LOT 258945-000
736965 SF
16.92 AC

TAX LOT 33
SN 258902

TAX LOT 34
SN 258921



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

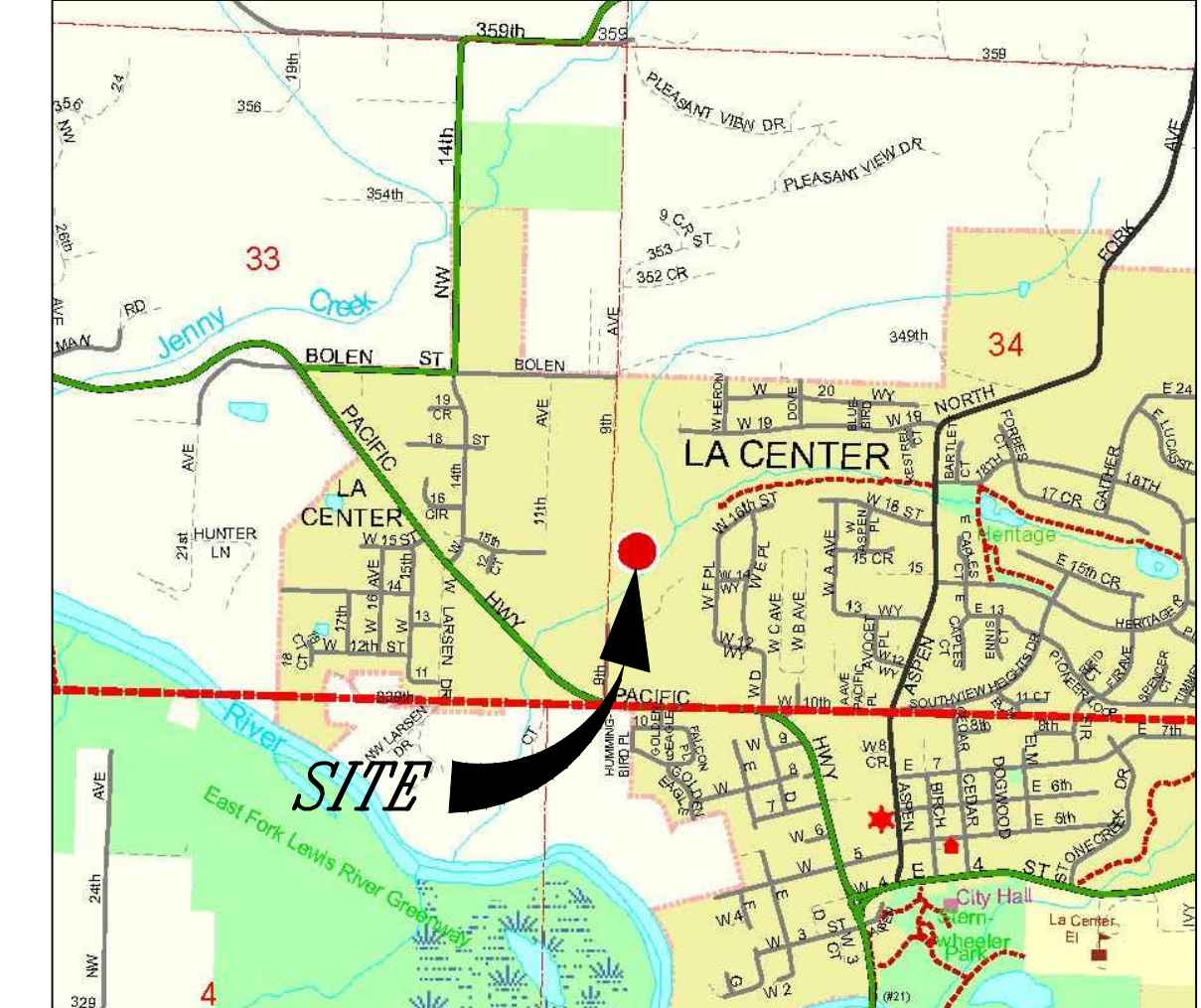
PARCEL # & PROPERTY ADDRESS:
258945-000 & 258944-000
34011 & 34017 NW 9TH AVE.
LA CENTER, WA 98629

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.

PROPOSED SITE INFORMATION
PROPOSED USE
SINGLE-FAMILY RESIDENTIAL (26 LOT) SUBDIVISION
DEVELOPMENT STANDARDS
MINIMUM LOT AREA 7,500 SF (6,000 SF WITH DENSITY TRANSFER)
MINIMUM LOT WIDTH 60' MIN. ALLOWED
MINIMUM LOT DEPTH 90' MIN. ALLOWED
FRONT YARD SETBACK 20'
STREET SIDE YARD SETBACK 10'
INTERIOR SIDE YARD SETBACK 7.5' MIN.
REAR YARD SETBACK 20'
MAXIMUM BUILDING LOT COVERAGE 35%
MAXIMUM BUILDING HEIGHT 35'
UTILITY PROVIDERS
SEWER CITY OF LA CENTER
WATER CLARK PUBLIC UTILITIES
ELECTRICAL CLARK PUBLIC UTILITIES
STORMWATER MANAGEMENT
CLARK COUNTY STANDARDS
TREATMENT STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S
DISPOSAL STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.
PROPOSED SITE AREA SUMMARY
GROSS SITE AREA (AFTER BLA) 8.02 ACRES 349261 S.F.
NET SITE AREA (GROSS AREA - R/W) 6.70 ACRES 291716 S.F.
AVERAGE LOT AREA 0.18 ACRES 8202 S.F.
PUBLIC RIGHT-OF-WAY DEDICATED 0.01 ACRES 57545 S.F.



VICINITY MAP
NTS



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



PRE-APPLICATION PLAT

JUNIPER RIDGE SUBDIVISION

WASHINGTON

CITY OF LA CENTER

PRE-APPLICATION

REVISIONS

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

JOB NUMBER 2406 SHEET PRE2.0