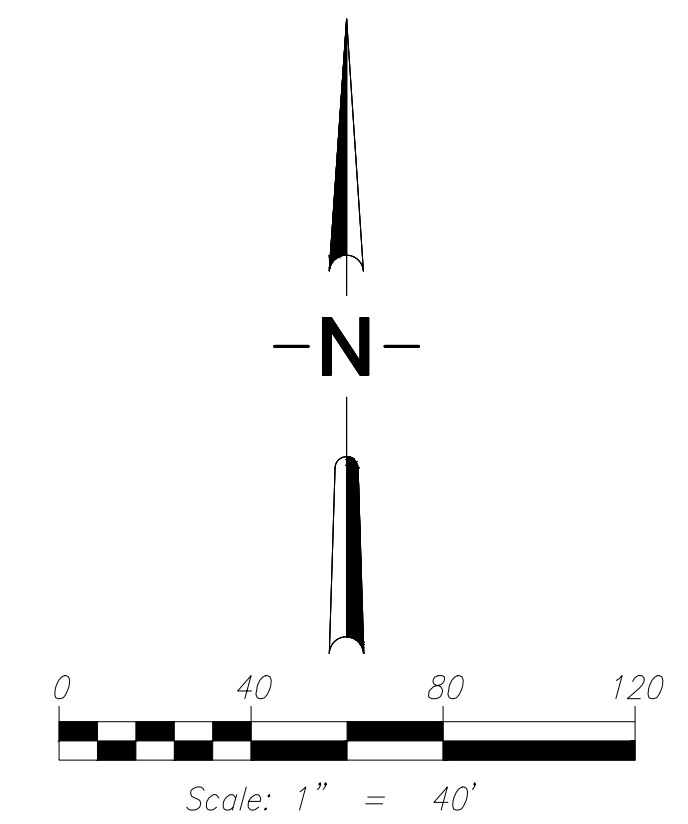
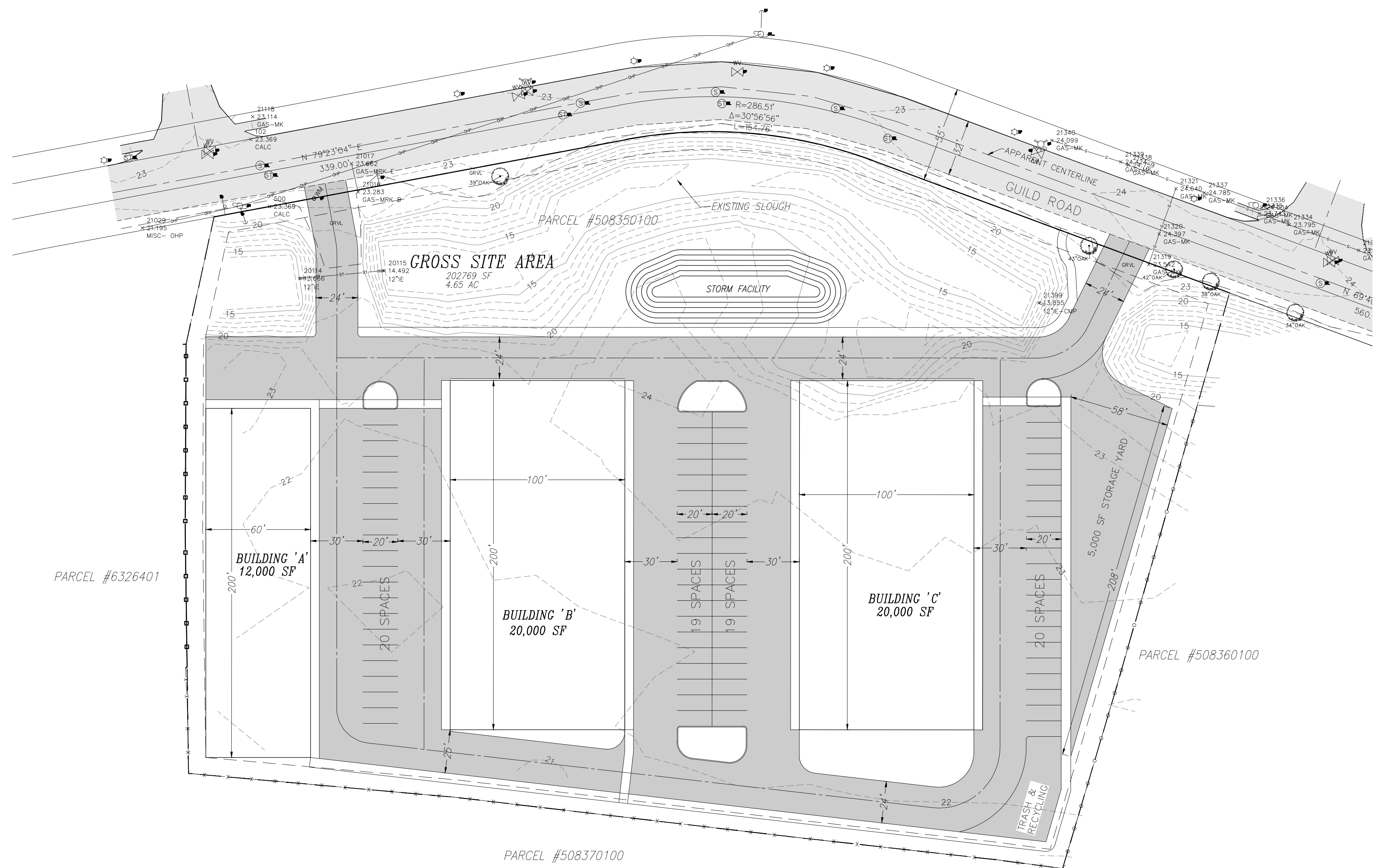


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GUILD ROAD INDUSTRIAL PARK

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON

PRE-APPLICATION
AUGUST 2021

APPLICANT:

PART IV PROPERTIES, LLC
ATTN: DENNIS WUBBEN
12313 NE 99TH STREET
VANCOUVER, WA 98682
PH: 360.921.4525
EM: dennis@wubben.com

PROPERTY ADDRESS:

GUILD ROAD BETWEEN ROBINSON ROAD AND
SHERMAN WAY
WOODLAND, WA 98674
PARCEL# 508350100
OWNER:
THOMAS AND LINDA WILSON
PO BOX 33 UNION, WA 98592

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	508350100
CURRENT USE	VACANT LAND
ZONING DESIGNATION	I-1 - LIGHT INDUSTRIAL
GROSS SITE AREA	4.65 ACRES 202,769 S.F.
TRANSIT ROUTES	NEAREST STOP IS UNKNOWN
EXISTING WATER AND SEWER	PUBLIC SEWER FROM CITY PUBLIC WATER FROM CITY

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS AGRICULTURAL DITCHES. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED. THE SITE WAS EVALUATED FOR WETLANDS BY ECOLOGICAL LAND SERVICES. NO WETLANDS WERE IDENTIFIED ON THE SITE.

EXISTING CONDITIONS DISCLAIMER

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

PROPOSED SITE INFORMATION

GROSS SITE AREA = 4.65 ACRES

PROPOSED USE

LIGHT INDUSTRIAL USES.

DEVELOPMENT STANDARDS

TO BE CONFIRMED BY THE CITY.

PRE-APPLICATION SITE PLAN

GUILD ROAD INDUSTRIAL PARK

WASHINGTON

CITY OF WOODLAND

PRE-APPLICATION

REVISIONS

DESIGNED BY: SEM, SAT
DRAWN BY: SEM, SAT
CHECKED BY: SAT
SCALE: 1" = 40'

JOB NUMBER 2126 SHEET PRE1.0