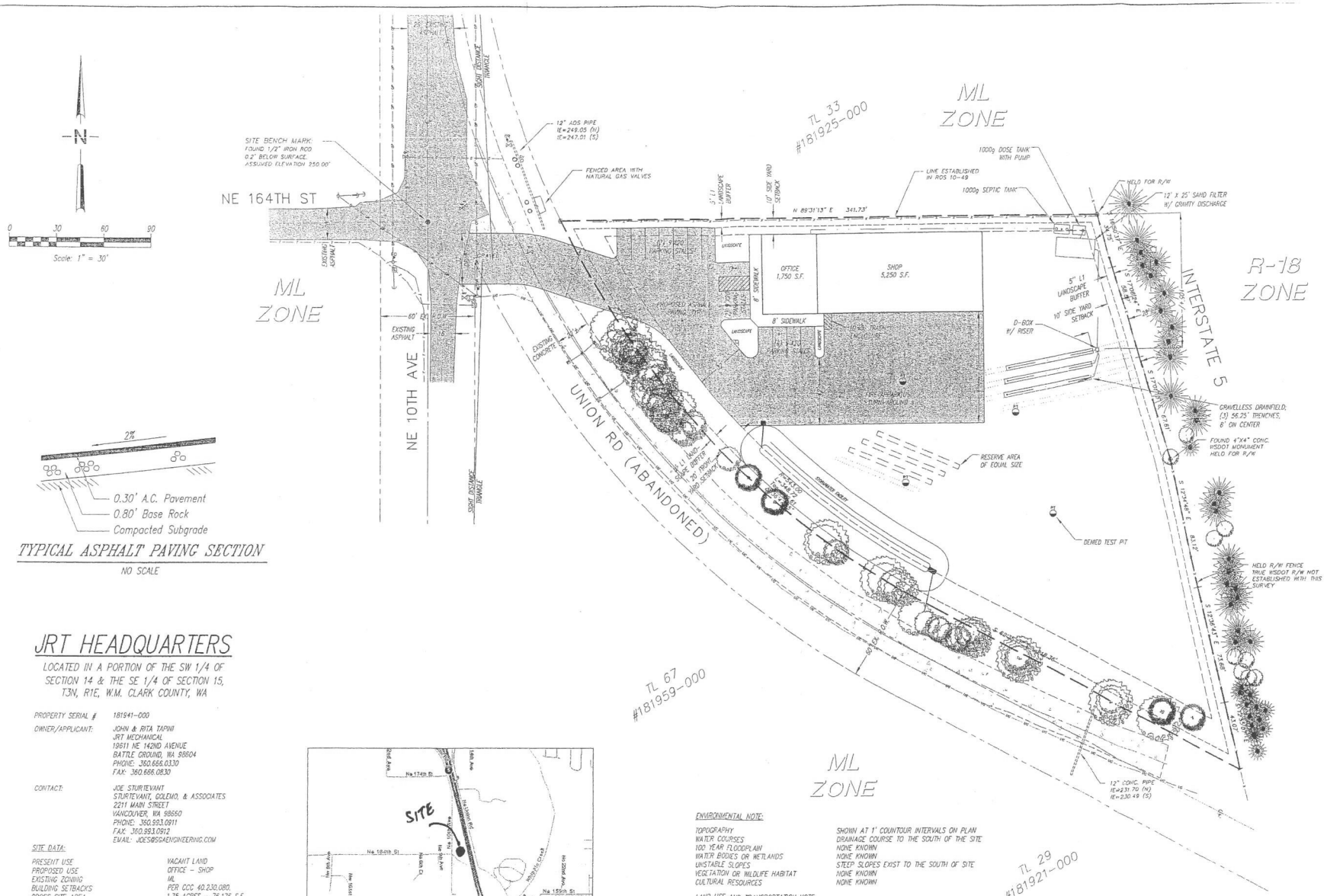


TYPICAL ASPHALT PAVING SECTION

NO SCALE

JRT HEADQUARTERS

LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 14 & THE SE 1/4 OF SECTION 15, T3N, R1E, W.M. CLARK COUNTY, WA

PROPERTY SERIAL # 181941-000

OWNER/APPLICANT: JOHN & RITA TAPINI
JRT MECHANICAL
19611 NE 142ND AVENUE
BATTLE GROUND, WA 98604
PHONE: 360.666.0330
FAX: 360.666.0830

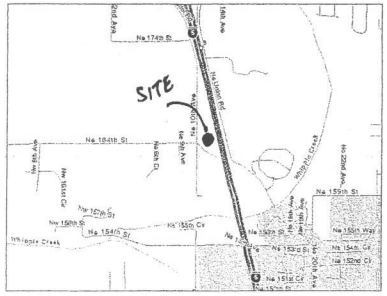
CONTACT: JOE STURTEVANT
STURTEVANT, COLEMO, & ASSOCIATES
2211 MAIN STREET
VANCOUVER, WA 98660
PHONE: 360.993.0911
FAX: 360.993.0912
EMAIL: JOES@SGAENGINEERING.COM

SITE DATA:

PRESENT USE	VACANT LAND
PROPOSED USE	OFFICE - SHOP
EXISTING ZONING	ML
BUILDING SETBACKS	PER CCC 40.230.080.
GROSS SITE AREA	1.75 ACRES - 76,176 S.F.
PROPOSED BUILDING SQUARE FOOTAGE	7,000 S.F.
PROPOSED PAVEMENT AREA	15,499 S.F. - 20%
PROPOSED LANDSCAPE AREA	58,673 S.F. - 74%

UTILITIES:

SANITARY SEWER SERVICE	ON-SITE SEPTIC
WATER SERVICE	CLARK PUD
STORM DRAINAGE	PER CLARK COUNTY STANDARDS
ELECTRICAL SERVICE	CLARK PUD



VICINITY MAP

ENVIRONMENTAL NOTE:

TOPOGRAPHY	SHOWN AT 1' COUNTOUR INTERVALS ON PLAN
WATER COURSES	DRAINAGE COURSE TO THE SOUTH OF THE SITE
100 YEAR FLOODPLAIN	NONE KNOWN
WATER BODIES OR WETLANDS	NONE KNOWN
UNSTABLE SLOPES	STEEP SLOPES EXIST TO THE SOUTH OF SITE
VEGETATION OR WILDLIFE HABITAT	NONE KNOWN
CULTURAL RESOURCES	NONE KNOWN

LAND USE AND TRANSPORTATION NOTE:

GROSS SITE AREA	1.75 ACRES - 76,176 S.F.
EXISTING USE	VACANT LAND
EXISTING ZONING	ML
EXISTING PEDESTRIAN & BICYCLE FACILITIES	NONE WITHIN 100' OF SITE
TRANSIT ROUTES & STOPS	NONE WITHIN 800' OF SITE

WATER AND SEWER NOTE:

EXISTING SEPTIC SYSTEM	NONE
EXISTING WATER SYSTEM	NONE

STURTEVANT, COLEMO, & ASSOCIATES
CIVIL ENGINEERING - LAND PLANNING
DEVELOPMENT SERVICES
2211 MAIN STREET
VANCOUVER, WA 98660
PHONE (360)993-0911
FAX (360)993-0912

STATE OF WASHINGTON 24452 JAMES A. SCHLECHT
7-20-04
EXPIRES: JULY 19, 2004

PRELIMINARY SITE PLAN

JRT HEADQUARTERS

CLARK COUNTY WASHINGTON

REVISIONS

DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	JAS
SCALE:	1" = 30'

JOB NUMBER	SHEET
0337	1 of 5

DATE PLOTTED: Aug 20, 2004 - 2:53pm SGA DRAWING FILE: W:\DWG\0337 - JRT Headquarters\dwg\0337-SP.dwg