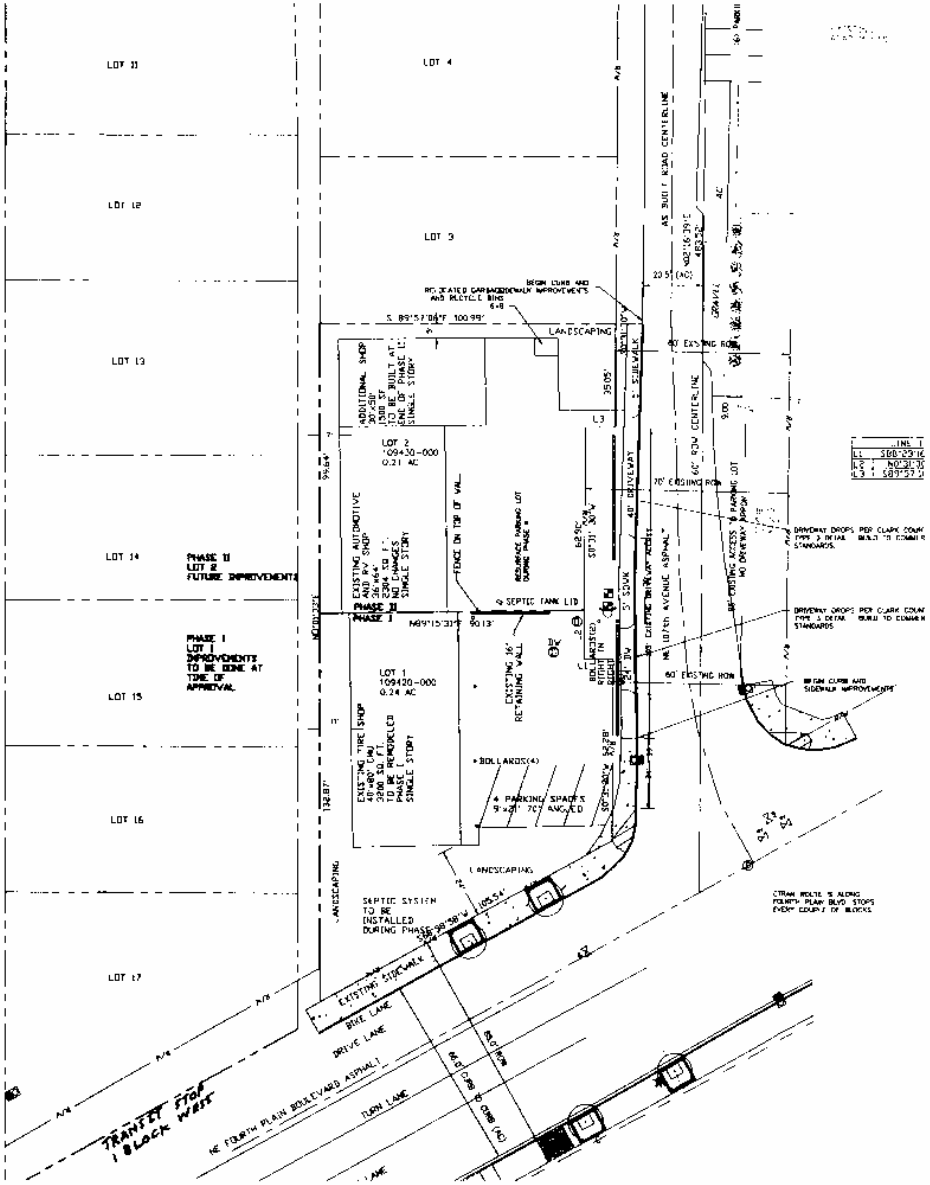

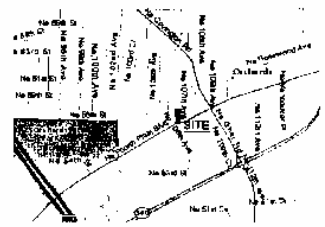

VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY
- RIGHT OF WAY
- BURIED POWER
- OVERHEAD POWER
- FENCE
- WATERLINE
- SANITARY SEWER
- STORM LINE
- GAS LINE
- CATCH BASIN
- MAN HOLE
- 4" CLEAN OUT
- WATER METER
- WATER VALVE
- THRUST BLOCK
- FIRE HYDRANT
- TEE WITH THRUST BLOCK
- 90° ELBOW
- 45° ELBOW
- TEE

40 0 20 40
1" = 40'

APPLICANT: TONY FERGUSON
13602 NE FOURTH PLAIN
VANCOUVER, WA. 98662
(360) 750-9034

CIVIL ENGINEERING CONTACT: ROBERT BLAKEMORE
JBAK CONSULTANTS
3719 NE 54TH AVE
VANCOUVER, WA. 98661
(360) 694-8825
(360) 694-0797 FAX

PHASE I

LAND USE

LEGAL DESCRIPTION:
PARCEL NUMBER - 109420-000
TAX LOT - 1
NE 1/4 SEC. 18, T2N, R2E, W.M.

ZONING:
CL

COMP PLAN DESIGNATION:
GC

LOT SIZE:
0.24 ACRES

DEVELOPMENT SUMMARY

USE:
TIRE SHOP
TOTAL AREA OF SITE
10,454 S.F.
TOTAL AREA OF ON-SITE PAVING
3,988 S.F.
TOTAL AREA OF BUILDINGS
3,200 S.F.
TOTAL AREA OF SITE LANDSCAPING
3,256 S.F. 31%

PHASE II

LAND USE

LEGAL DESCRIPTION
PARCEL NUMBER 109430-000
TAX LOT - 2
NE 1/4 SEC. 18, T2N, R2E, W.M.

ZONING:
CL

COMP PLAN DESIGNATION:
GC

LOT SIZE:
0.21 ACRES

DEVELOPMENT SUMMARY

USE:
AUTOMOTIVE AND RV REPAIR SHOP
TOTAL AREA OF SITE:
9,322 S.F.
TOTAL AREA OF ON-SITE PAVING
3,877 S.F.
TOTAL AREA OF BUILDINGS
3,504 S.F.
TOTAL AREA OF SITE LANDSCAPING:
1,846 S.F. - 19%

REVISION	BY

JBAK CONSULTANTS
3719 N.E. 54th AVENUE
VANCOUVER, WA. 98661
360-694-8825 VOICE
360-694-0797 FAX

SITE PLAN

RON'S AUTOMOTIVE & RV SERVICE CENTER
10602 NE FOURTH PLAIN BLVD
VANCOUVER, CLARK COUNTY, WA

DRAWN	T. FERGUSON
CHECKED	R. BLAKEMORE
DATE	DEC. 15, 2011
SCALE	1" = 40'
JOB NO	
SHEET	C3

OF 6 SHEETS