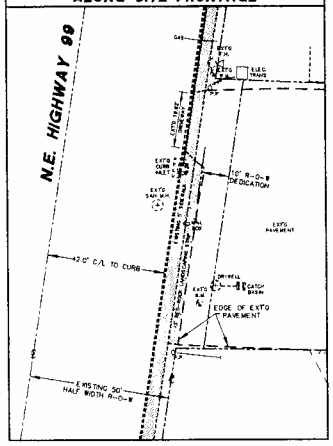
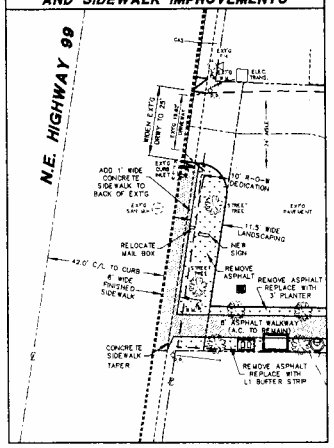
TERRY'S AUTO SALES

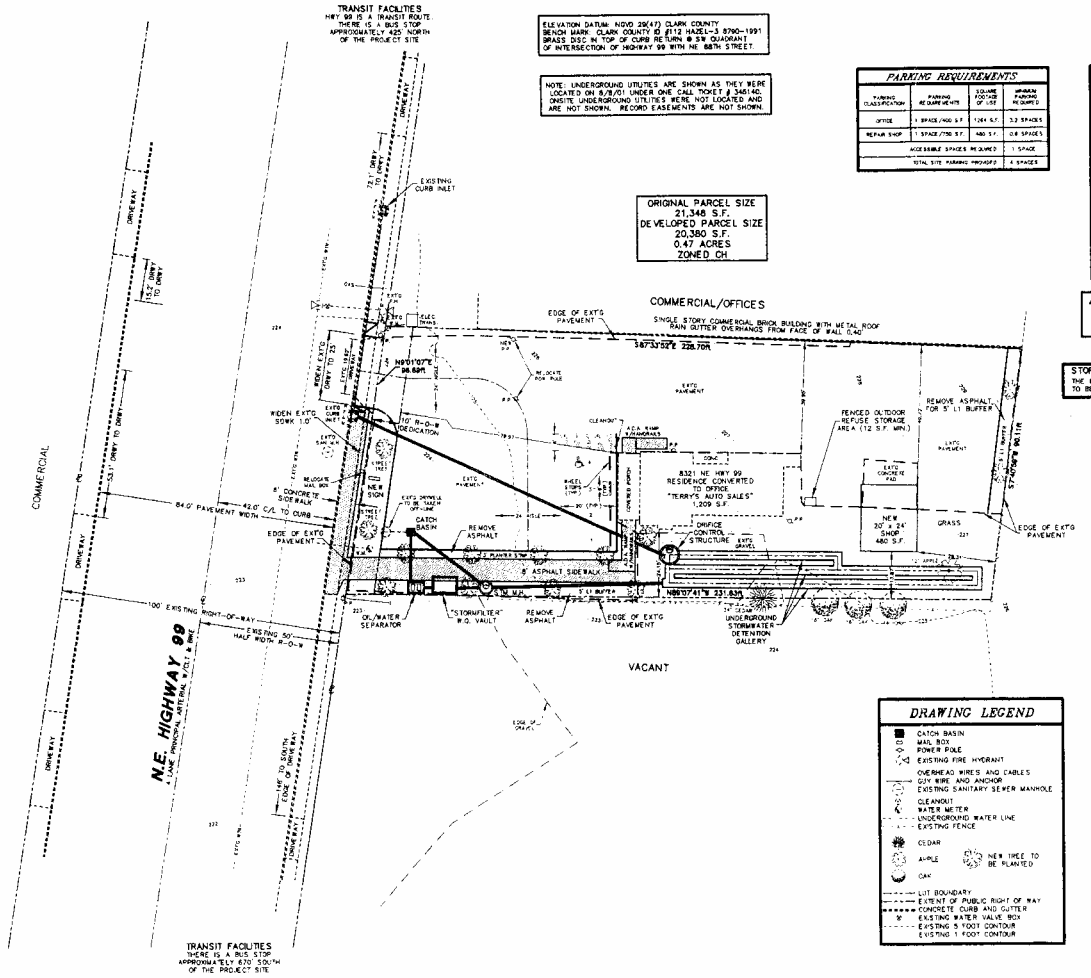
LOCATED ON LOT 1 OF KING HILL ACRES (D-71)
IN A PORTION OF THE S.W. 1/4 OF SECTION 2, T.2 N., R. 1 E.,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON

EXISTING CONDITIONS ALONG SITE FRONTAGE



SITE FRONTAGE LANDSCAPING AREAS AND SIDEWALK IMPROVEMENTS





ELEVATION DATUM: NGVD 29(47) CLARK COUNTY BENCH MARK: CLARK COUNTY ID #112 HAZEL-3 8790-1991 BRASS DISC IN TOP OF CURB RETURN @ SW QUADRANT OF INTERSECTION OF HIGHWAY 99 WITH NE 88TH STREET.

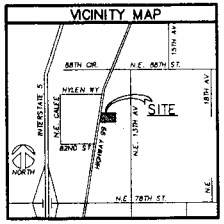
NOTE: UNDERGROUND UTILITIES ARE SHOWN AS THEY WERE LOCATED ON 8/8/01 UNDER ONE CALL TICKET # 346140. ONSITE UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN. RECORD EASEMENTS ARE NOT SHOWN.

ORIGINAL PARCEL SIZE
21,348 S.F.
DEVELOPED PARCEL SIZE
20,380 S.F.
0.47 ACRES
ZONED CH

PARKING REQUIREMENTS

PARKING CLASSIFICATION	PARKING REQUIREMENTS	SQUARE FOOTAGE OF USE	MINIMUM PARKING REQUIRED
OFFICE	1 SPACE/400 S.F.	1,241 S.F.	3.2 SPACES
REPAIR SHOP	1 SPACE/750 S.F.	480 S.F.	0.6 SPACES
ACCESSIBLE SPACES REQUIRED			1 SPACE
TOTAL SITE PARKING PROVIDED			4 SPACES

VICINITY MAP



400' SITE DISTANCE VERIFICATION

THE PROJECT ENGINEER HAS VISITED THE SITE AND FIELD VERIFIED THAT THERE IS APPROXIMATELY 650' OF SITE DISTANCE AVAILABLE FOR THE DRIVEWAY APPROACH

STORMWATER FACILITIES MAINTENANCE RESPONSIBILITY:

THE MAINTENANCE OF ALL STORMWATER FACILITIES ON THE SITE IS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

OWNER & DEVELOPER

TERRY & KIM MASON
TERRY'S AUTO SALES
8321 N.E. HWY 99
VANCOUVER, WA 98663
(360) 573-2700

ENGINEER & CONTACT

HUGH L. JAMES
JAMES ENGINEERING
6168 N.E. HWY 99 - 101A
VANCOUVER, WA 98665
TEL (360) 696-1433
FAX (360) 750-9295
email: djamesing@telacom.net

DRAWING LEGEND

- CATCH BASIN
- MAIL BOX
- POWER POLE
- EXISTING FIRE HYDRANT
- OVERHEAD WIRES AND CABLES
- GUY WIRE AND ANCHOR
- EXISTING SANITARY SEWER MANHOLE
- CLEANOUT
- WATER METER
- UNDERGROUND WATER LINE
- EXISTING FENCE
- CEDAR
- APPLE
- OAK
- NEW TREE TO BE PLANTED
- LOT BOUNDARY
- EXTENT OF PUBLIC RIGHT OF WAY
- CONCRETE CURB AND GUTTER
- EXISTING WATER VALVE BOX
- EXISTING 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR

N

GRAPHIC SCALE
20 0 25 50
(IN FEET)
1 INCH = 20 FT.

STATE OF WASHINGTON
HUGH L. JAMES
20145311
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: JULY 20, 2004

NO.	DATE	REVISION DESCRIPTION
1	3/14/02	REVISED SITE PLAN PER PRE-APP. CONFERENCE COMMENTS
1	5/4/04	ADDITIONS FOR FULLY COMPLETE SUBMITTAL

DRAWN: HP DJ430	PROJECT I.D.	SCALE
CHECK: H. JAMES	NAME: TERRY'S	HORIZ: 1" = 20'
DESIGN: A. JAMES	VIEW: SITE	VERT: ----

JAMES ENGINEERING
6168 N.E. HIGHWAY 99 SUITE 101 A
VANCOUVER, WASHINGTON, 98665 (360) 696-1433

TERRY'S AUTO SALES SITE PLAN IMPROVEMENTS

DATE 3/14/02

SHEET 1 OF 1