Pacific Tech Construction Site Plan

Located in the SW 1/4 of Section 35 T8N, R2W, W.M.
Cowlitz County, Washington

GENERAL NOTES

OWNER:
Pacific Tech Development, LLC
1302 Walnut Street
Kelso, WA 98626
Phone : (360) 414-8084
Fax: (360) 414-8196

DEVELOPER: *Same as Owner*

SITE ADDRESS:
Parcel Number: 24355
KEOL 561, 561B-1, and 561D-1
in V Wallace DLC
1303 S 13th Avenue
Kelso, WA 98626

PROJECT ENGINEER:
Tim S. Wines
Three Rivers Land Services
604 N. 16th Avenue
Kelso, WA 98626
PH: (360) 431-9988

PRESENT USE:
The site is currently vacant. There are currently no existing structures on the site.

EXISTING STREETS:
NE 13th Avenue fronts the site along the west.

EXISTING ZONING:
ILM

SANITARY SEWER SERVICE:
City of Kelso

WATER SERVICE:
City of Kelso

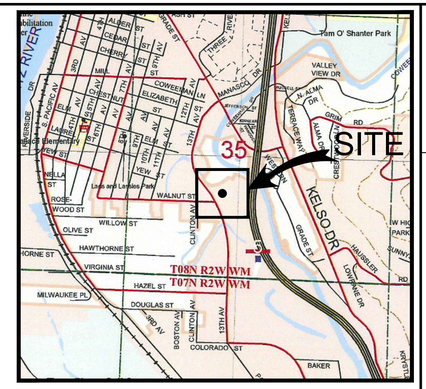
ELECTRICAL SERVICE:
Cowlitz PUD

SETBACKS:
Front = 20 ft
Rear = 0 ft
Side = 0 ft

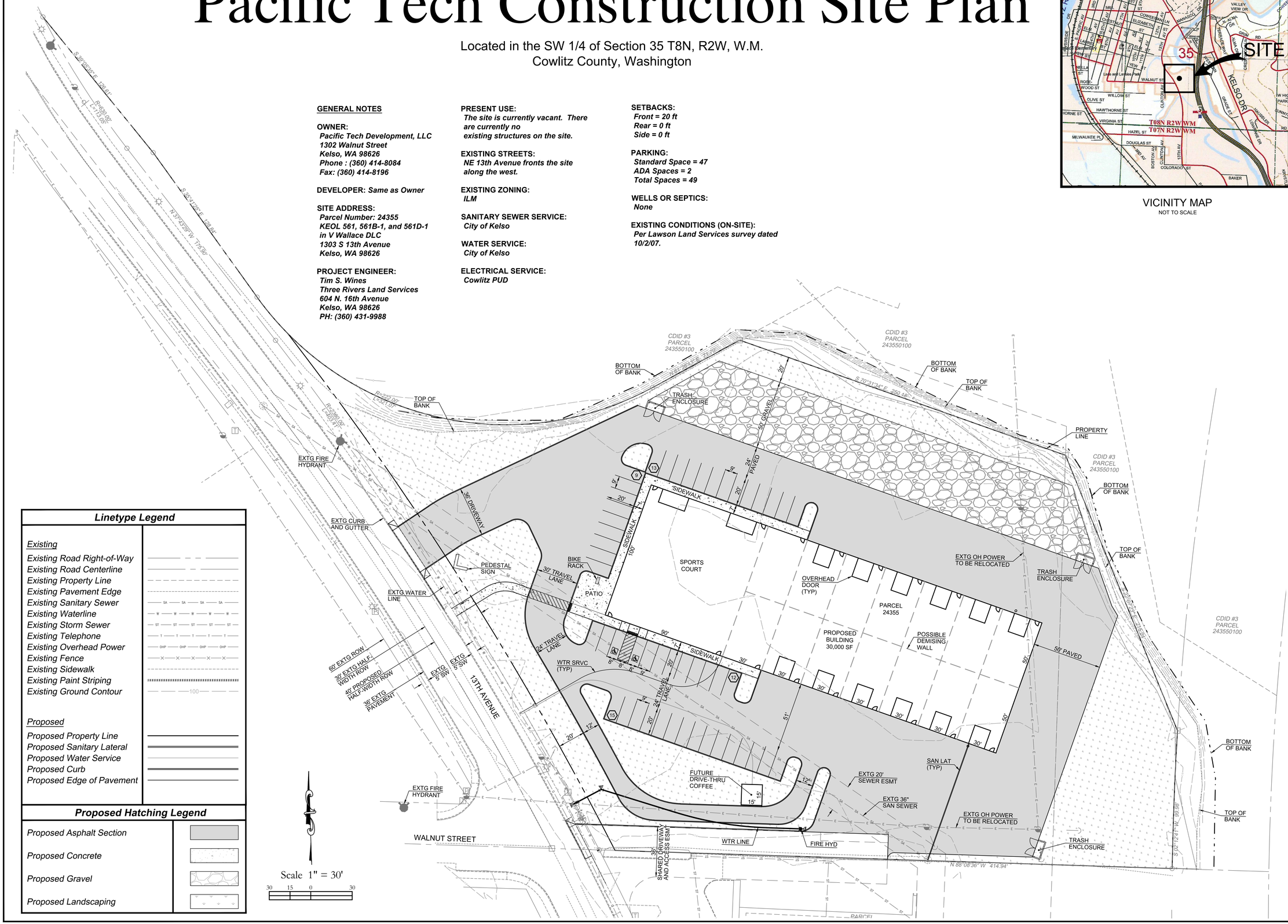
PARKING:
Standard Space = 47
ADA Spaces = 2
Total Spaces = 49

WELLS OR SEPTICS:
None

EXISTING CONDITIONS (ON-SITE):
Per Lawson Land Services survey dated 10/2/07.



VICINITY MAP
NOT TO SCALE



Linetype Legend

Existing	
Existing Road Right-of-Way	
Existing Road Centerline	
Existing Property Line	
Existing Pavement Edge	
Existing Sanitary Sewer	SA
Existing Waterline	W
Existing Storm Sewer	ST
Existing Telephone	T
Existing Overhead Power	OHP
Existing Fence	X
Existing Sidewalk	
Existing Paint Striping	
Existing Ground Contour	100
Proposed	
Proposed Property Line	
Proposed Sanitary Lateral	
Proposed Water Service	
Proposed Curb	
Proposed Edge of Pavement	

Proposed Hatching Legend

Proposed Asphalt Section	
Proposed Concrete	
Proposed Gravel	
Proposed Landscaping	

THREE RIVERS LAND SERVICES

Conceptual Site Plan for:
Pacific Tech Construction
Located in Kelso, Washington

Three Rivers Land Services | Consulting Engineers & Planners | 604 N 16th Avenue, Kelso, WA 98626 | PH (360) 431-9988

Revisions

A	1/16/20	For Review	TSW
B			
1			
2			
3.			
4			

Project No. 1053	
SCALE:	H: 1" = 30' V: N/A
DESIGNED BY:	TSW
DRAFTED BY:	TSW
REVIEWED BY:	TSW

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