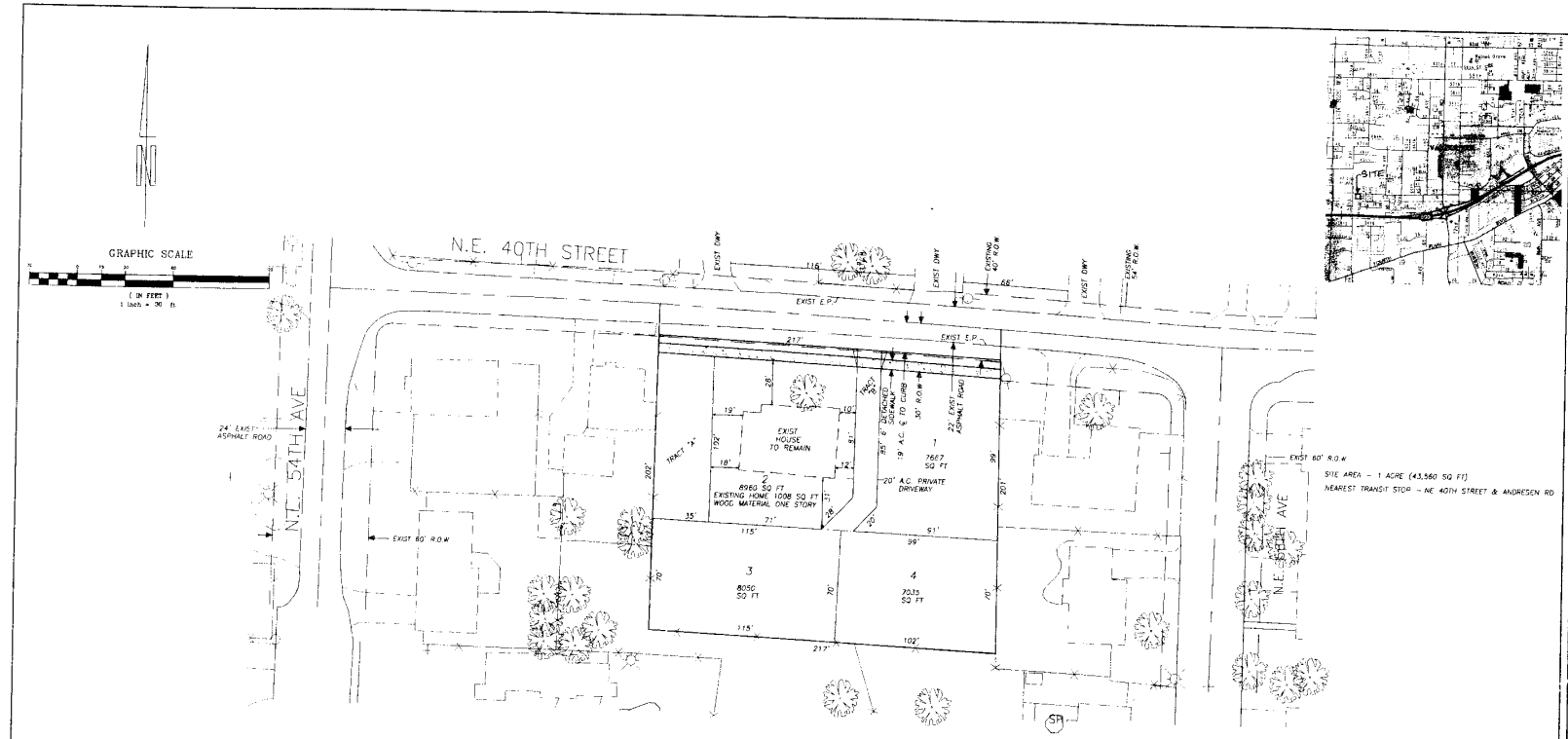
N
GRAPHIC SCALE
( IN FEET )
1 inch = 30 ft
N.E. 40TH STREET
N.E. 54TH AVE
N.E. BIRCH AVE
EXIST DWY
EXIST E.P.
EXISTING 50' R.O.W.
EXIST 60' R.O.W.
24' EXIST. ASPHALT ROAD
22' EXIST. ASPHALT ROAD
30' R.O.W.
5' DETACHED SIDEWALK
19' A.C. TO CURB
20' A.C. PRIVATE DRIVEWAY
TRACT "A"
EXIST HOUSE TO REMAIN
2
6960 SQ FT
EXISTING HOME 1008 SQ FT
WOOD MATERIAL ONE STORY
1
7667
SQ FT
3
8050
SQ FT
4
7535
SQ FT
SITE AREA - 1 ACRE (43,560 SQ FT)
NEAREST TRANSIT STOP - NE 40TH STREET & ANDRESEN RD
SITE
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