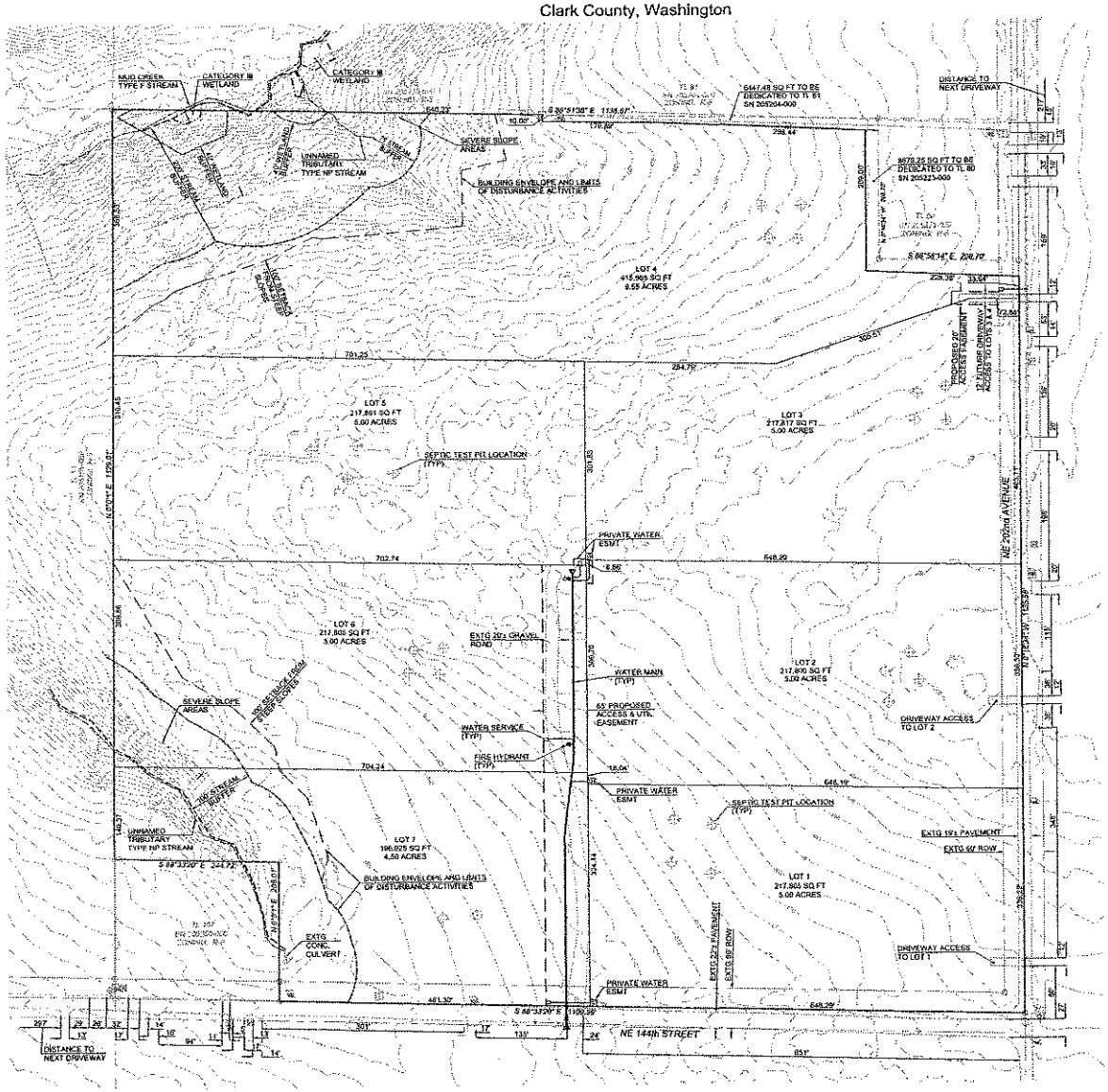
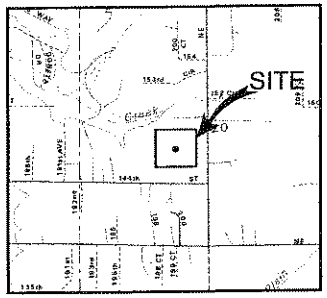
Varney Subdivision

Located in SW 1/4 of Section 20, T3N, R3E, W.M.
Clark County, Washington





VICINITY MAP
NOT TO SCALE

Scale 1" = 80'

PROJECT NOTES:

Applicant & Owner:
Schlichting, LLC
14803 NE 202nd Avenue
Brush Prairie, WA 98606
Ph. (360) 256-3303
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Project Contact:
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Travis Johnson
1014 Franklin Street, Atrium Suite
Vancouver, WA 98660
Ph. (360) 944-6519
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e-mail: travis@plsengineering.com

The parcel is identified as tax lot 23, serial number 205166-000.

This project is within the R-5 zone of Clark County, a Single-family Residential zone. The comprehensive plan designation for the site is R-5.

Lot Setbacks:
Front = 50'
Side = 20'
Street Side = 25'
Side (Agricultural use structures) = 50'
Rear = 20'
Rear (Agricultural use structures) = 50'

Site Area - 38.40 acres (1,716,272 sq ft)
Total Number of Lots = 7
Minimum Lot Size = 4.50 acres (196,025 sq ft)
Maximum Lot Size = 9.55 acres (415,965 sq ft)
Average Lot Size = 5.57 acres (243,018 sq ft)
Property Deeded to Neighbors = 0.35 acres (15,126 sq ft)

No right-of-way will be dedicated to Clark County with this development.

NE 202nd Avenue will provide access to lots 1-4 via one shared driveway connection for lots 3 & 4 and two individual driveway connections to lots 1 & 2. NE 144th Street will provide access to lots 5-7 utilizing an existing gravel drive. The proposed shared driveway will be extended 8 feet to lot 5 for access.

Public Water Purveyor = Clark Public Utilities

Public Sewer Purveyor = N/A

There are no known wells or septics on site. If any should be found during site development they will be properly abandoned.

There are no existing structures.

No pedestrian facilities will be provided with this development.

There are no transit stops within the general area.

There is (1) fire hydrant proposed with this development to meet the requirements of the Fire Marshall.

Contour data shown on the existing conditions plan are from the GIS Department of Clark County.

PLS ENGINEERING

Preliminary Plat & Existing Conditions Plan For:

Varney Subdivision

A Subdivision Located in Clark County, Washington

Revisions		
A	June 15, 2007	Submitted for Review
B		
1		
2		
3		
4		
5		

Project No.	2085
SCALE	H: 1" = 80' V: N/A
DESIGNED BY:	TGJ
DRAFTED BY:	TGJ
REVIEWED BY:	ARG

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