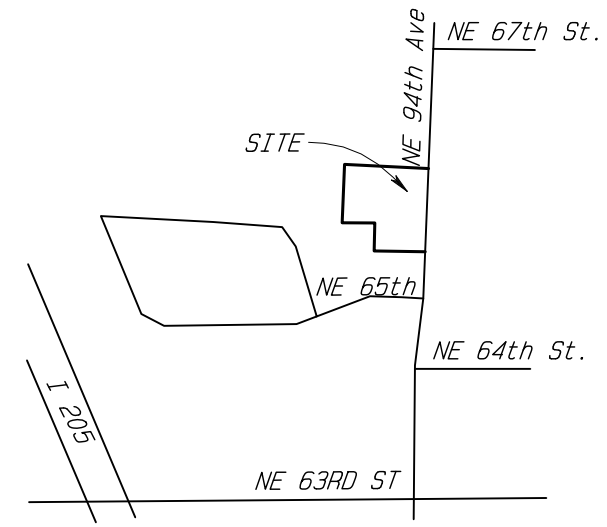
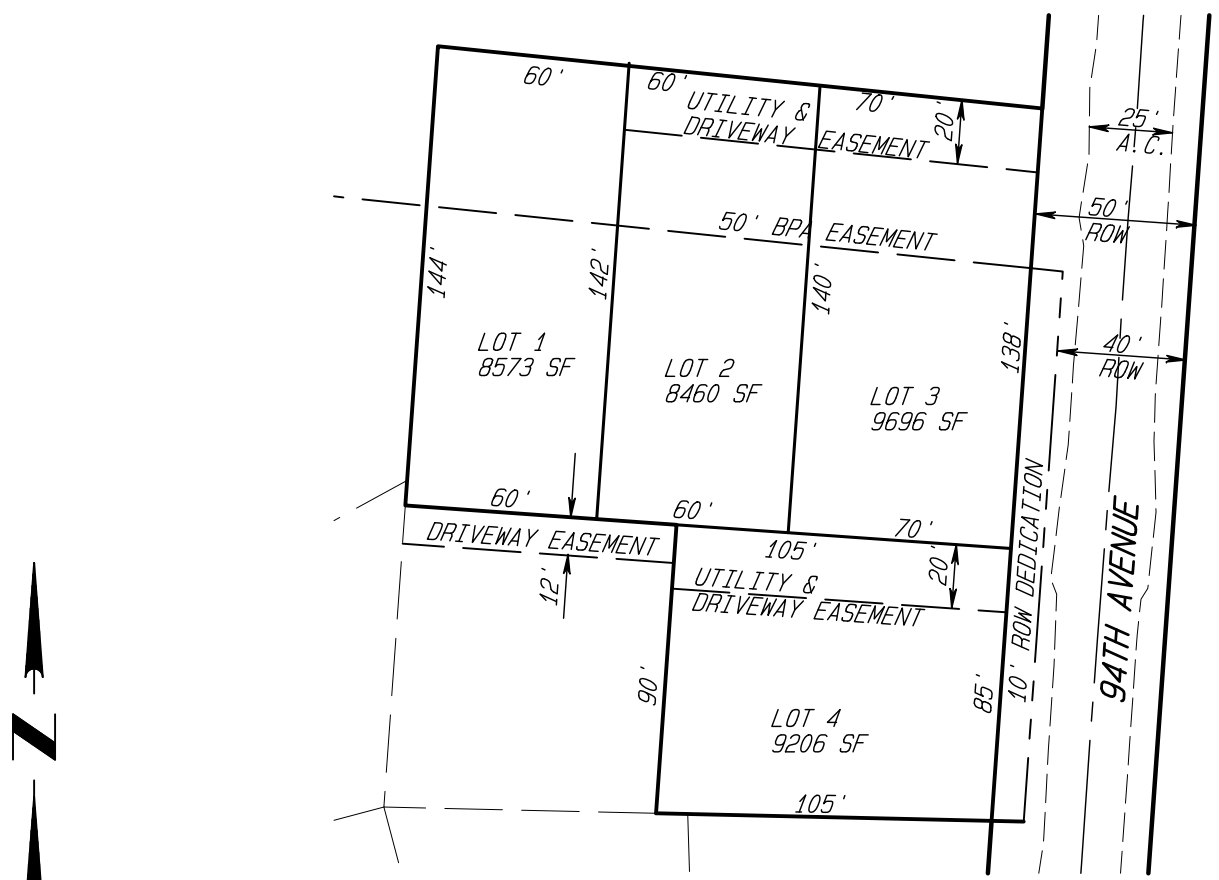
94TH AVE SHORT PLAT

A FOUR LOT SHORT PLAT OF PARCEL 105362000
IN
CLARK COUNTY, WA



VICINITY MAP

NTS



0 60

SCALE: 1"=60'

PROPERTY INFORMATION:

SITE ADDRESS: 6604 NE 94TH AVE
CURRENT USE: RESIDENTIAL (2 DUPLEXES, 1 SF RESIDENCE)
PROPOSED USE: 4 SF RESIDENTIAL LOTS
PARENT PARCEL AREA = 0.86 AC
ROW DEDICATION = 0.04 AC
AVERAGE LOT AREA = 8984 SF
SMALLEST LOT = 8460 SF
LARGEST LOT= 9696 SF

BPA EASEMENT NOTE:

APPROXIMATELY THE NORTHERLY 50' OF LOTS 1, 2, AND 3 IS ENCUMBERED BY A BPA EASEMENT (E 56517). NO BUILDING STRUCTURES ARE ALLOWED WITHIN THE EASEMENT. DRIVEWAYS AND UNDERGROUND UTILITIES WILL BE LOCATED WITHIN THE EASEMENT.

UTITLITY AND DRIVEWAY EASEMENT NOTE

THE PARENT PARCEL IS SUBJECT TO A 20-FOOT DRIVEWAY EASEMENT THROUGH THE PROPOSED LOT 4, TO THE BENEFIT OF PARCEL 105360000 (6600 NE 94TH AVENUE) . THE DRIVEWAY WILL BE CONSTRUCTED IN A SEPARATE PROJECT. UNDER A SEPARATE PERMIT. FOR PURPOSES OF STORMWATER DESIGN, WE ARE ASSUMING IT WILL BE 12' A.C.

DRIVEWAY SURFACE NOTE

DRIVEWAYS WILL BE CONSTRUCTED UNDER SEPARATE PROJECTS UNDER INDIVIDUAL BUILDING PERMITS. SURFACE WILL BE EITHER CONCRETE OR ASPHALT. WIDTHS WILL COMPLY WITH COUNTY CODE.

APPLICANT:
HAYWARD USKOSKI AND ASSOCIATES
CONTACT: VALERIE USKOSKI
400 E EVERGREEN BLVD #202
VANCOUVER WA 98660
(360) 831-3824

HAYWARD USKOSKI & ASSOCIATES

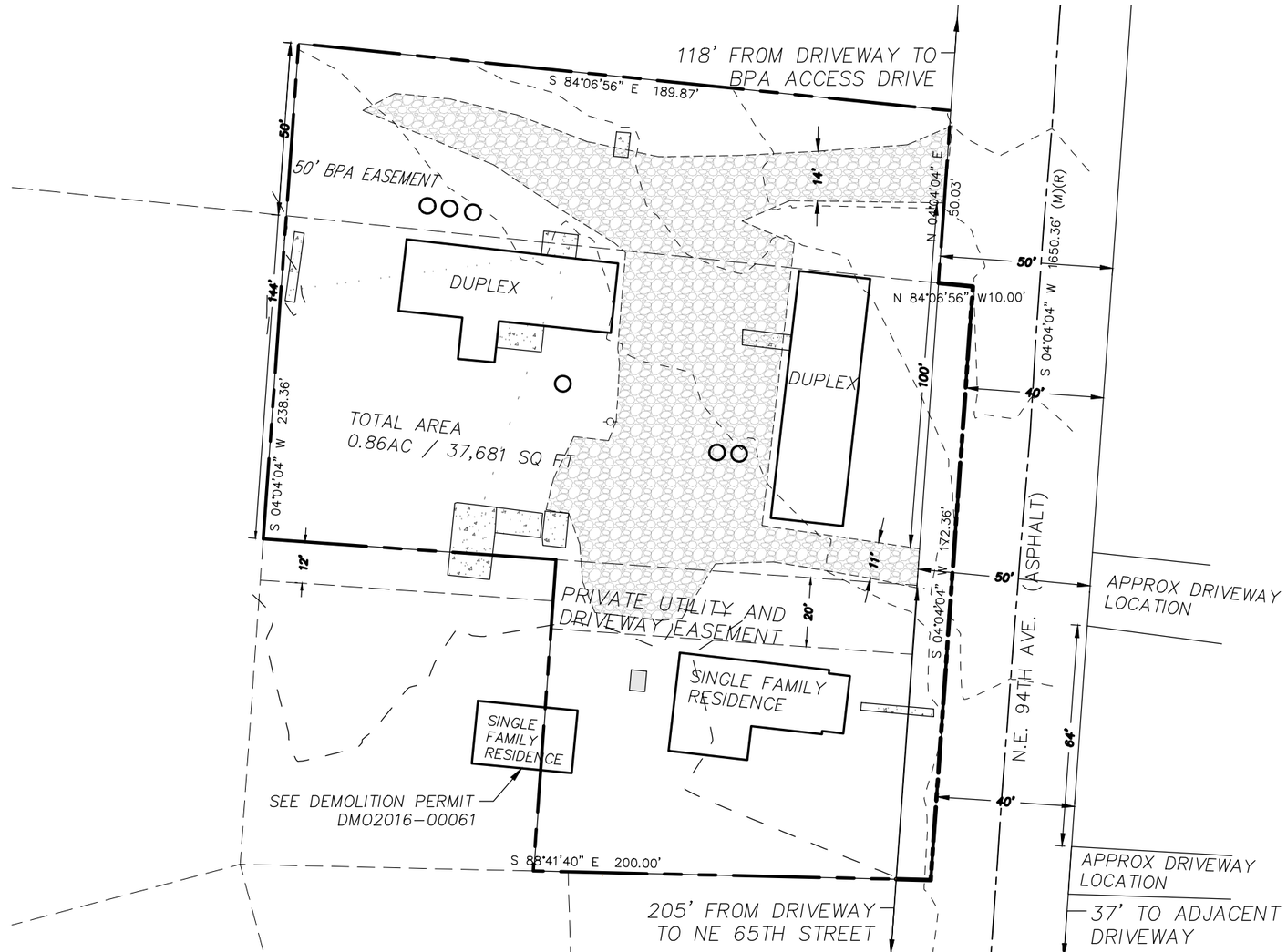
OWNER:
NORRIS PROPERTIES, LLC
ATTN: TREVOR HAYWARD
400 E Evergreen Blvd. #202
VANCOUVER WA 98660
360-450-4134

94TH AVENUE SHORT PLAT

EXISTING CONDITIONS

6604 94TH AVENUE VANCOUVER, WA 98662

NOTE:
ALL STRUCTURES ON SITE
WILL BE DEMOLISHED.



GRAVEL

CONCRETE

SEPTIC TANK

WELL

40' 20' 0 40' 80'

SCALE: 1" = 40'

VALERIE ANNETTE USKOSKI
STATE OF WASHINGTON
44400
REGISTERED
PROFESSIONAL ENGINEER

10/17/2016

94TH AVENUE	PROJECT: 1003.01	DRAWN: MCD	
	DATE: 07/26/2016	CHECKED: VAU	
SITE DEVELOPMENT PLAN TAX PARCEL 105362000	HAYWARD USKOSKI & ASSOCIATES 400 E Evergreen Blvd., Suite 202 - Vancouver, WA 98660 TEL.: (360)831-3824		FIGURE: 1

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