

# 25th Avenue Cottage Subdivision

Located in a Portion of the SE 1/4 of Section 02, T. 2 N., R. 1 E., W.M.,  
Clark County, Washington



VICINITY MAP  
NOT TO SCALE

PROPERTY OWNER / APPLICANT:  
DLS Properties Inc.  
5687 South 6th Way  
Ridgefield, WA 98642  
(360) 887-2226  
sharlene@cascadewest.com

APPLICANT:  
Brent Kalliainen  
5687 South 6th Way  
Ridgefield, WA 98642  
(360) 887-2226  
brent@cascadewest.com

PROJECT ENGINEER:  
PLS Engineering  
Contact: Travis G. Johnson, PE  
2008 C Street  
Vancouver, WA 98663  
Ph: (360) 944-6519  
travis@plsengineering.com

**GENERAL NOTES**

The site address is 8118 NE 25th Avenue, Vancouver, WA. The property is identified as assessor's parcel number 144944-000 by Clark County GIS.

**PRESENT USE:**  
The site has a home, a garage, a workshop, and some sheds. The house will remain, but all other outbuildings will be removed.

**EXISTING WELLS OR SEPTICS:**  
There are no known wells or septs located on site. If any

**EXISTING CONDITIONS:**  
There are no known water (streams, rivers, etc) areas designated 100 year floodplain, water bodies and known wetlands, unstable slopes and landslide hazard areas, or significant wildlife habitat or vegetation areas on this site.

**ZONING:**  
R1-6 (Single-Family Residential District)

**ZONING OVERLAY:**  
Highway 99 Overlay District

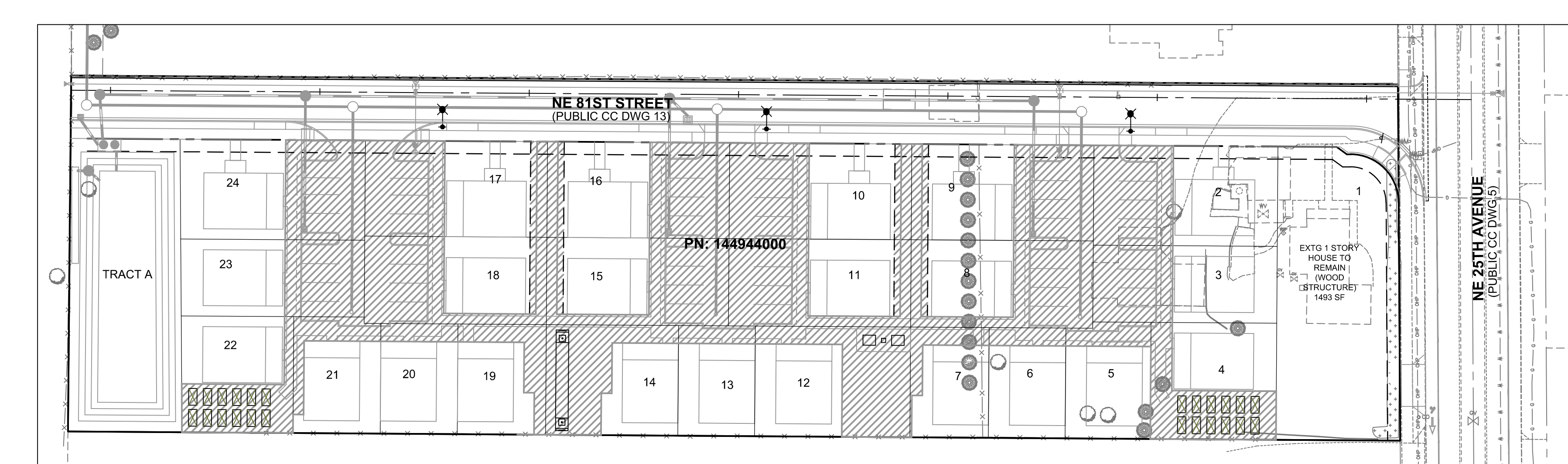
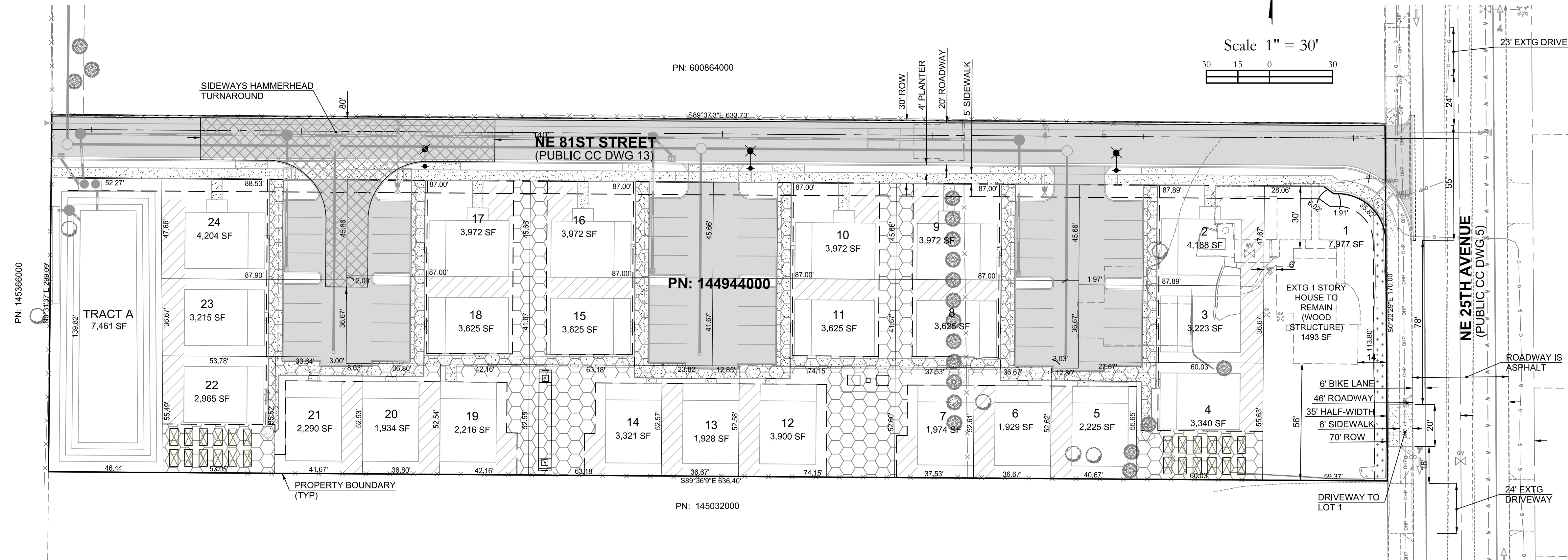
**EXISTING LOT SIZE:**  
107,902 SQ FT (2.477 Ac)

**PROPOSED LOT AREAS:**  
Minimum = 1,928 sq-ft  
Maximum = 9,098 sq-ft  
Average = 3,430 sq-ft

Tract A is for the stormwater facility.

**SETBACKS:**  
Front = N/A  
Side = 0'-5"  
Rear = 5'  
Street Side = 10'

**PROPOSED ROADS:**  
NE 81st Street is a proposed Urban Local access road. Half-width improvements are proposed with the development of this site.



EASEMENTS EXHIBIT SCALE 1" = 40'

**Easement Notes:**  
Hatched areas shown are easements for access, stormwater, water, sewer and shared common open space.

Preliminary Plat Plan For:

## 25th Avenue Cottage Subdivision

A Site Located in Clark County, Washington

Consulting Engineers & Planners | 2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | Fax (360) 944-6539

PLS ENGINEERING

Revisions	Submitted for Review	TGJ
A	2-24-17	
B		
C		
D		
E		

DESIGNED BY:	TGJ
DRAFTED BY:	TGJ
REVIEWED BY:	AGJ