

OWNER/ APPLICANT/ CONTACT:

PROVENCE LLC.
CONTACT PERSON: GUS HARB, PE
701 COLUMBIA ST., SUITE 111
VANCOUVER, WA 98660
PHONE: (360) 695-6520
EMAIL: guss@harbengineering.com

SURVEYOR:

MINISTER & GLAESER SURVEYING, LLC
CONTACT PERSON: DAVE DENNY, PLS
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PHONE: 360-694-3313

GEOTECHNICAL ENGINEER:

COLUMBIA WEST ENGINEERING, INC.
CONTACT PERSON: DANIEL LEHTO, PE, GE
11917 NE 95TH ST.
VANCOUVER, WA 98682
PHONE: 360-823-2900

PARCEL INFORMATION:

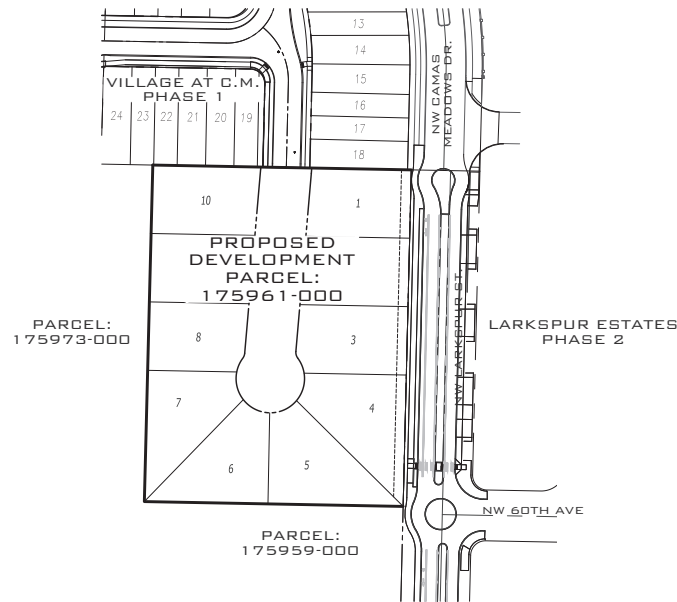
PARCEL # 175961-000
PARCEL AREA IS: 2.09+/- ACRES

LARKSPUR SUBDIVISION

PARCEL #175961-000
IN A PORTION OF THE EAST
HALF AND THE WEST HALF OF
THE SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE



SITE MAP
1"=100'

SHEET INDEX:

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- P-05 PRELIMINARY UTILITY PLAN
- P-06 PRELIMINARY TREE REMOVAL AND PRESERVATION PLAN
- P-07 PRELIMINARY LANDSCAPE PLAN

HARB ENGINEERING
LAND DEVELOPMENT
PLANNING
CONSTRUCTION
ENGINEERING
MANAGEMENT

701 COLUMBIA STREET, SUITE 111
VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM



**LARKSPUR
SUBDIVISION**

SHEET NAME:

COVER SHEET

DRAWN BY:

B.S.G.

DESIGNED BY:

B.S.G.

CHECKED BY:

G.G.H.

SHEET #

P-00

PARCEL INFO:

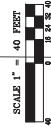
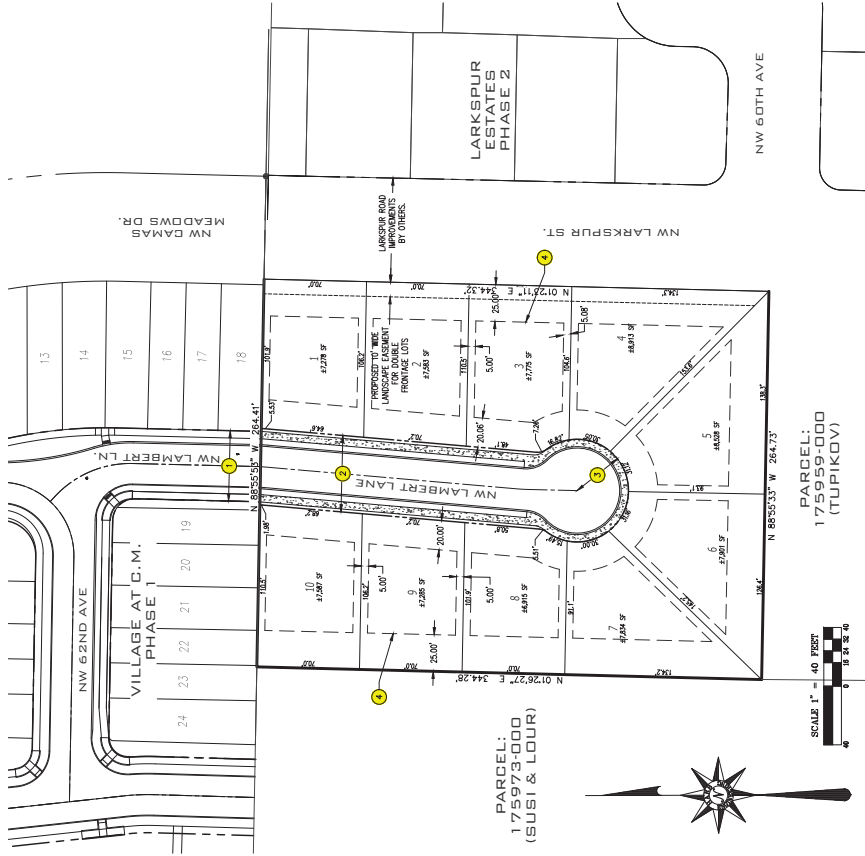
Property Identification Number: 175991000
Property Type: Real
Property Status: Active
Address: LARKSPUR, NW DAMAS, CUMAS, 98607
Abbreviated Legal Description: 0.4 SEC 28 T2N R2E W2 E 2A1A

Land Data	Residential 2.5 Acres (R-2.5)	Residential 2.5 Acres (R-2.5)	Parcel 11
Zoning Designation	Residential 2.5 Acres (R-2.5)	Residential 2.5 Acres (R-2.5)	Parcel 11
Zoning Overlay(s)	none	none	none
Comprehensive Plan	SPM	SPM	104,980 sq. ft.
Subdivision	406.08	406.08	2.41 acres
Survey	Survey	Survey	055527
Survey	Survey	Survey	055527

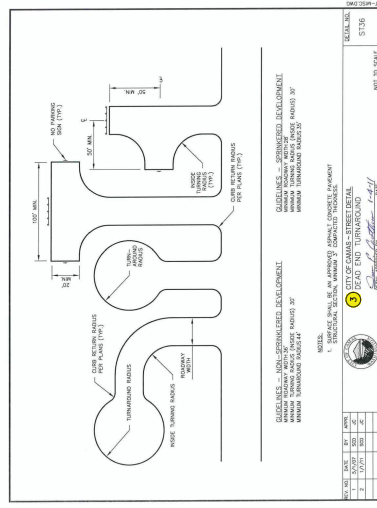
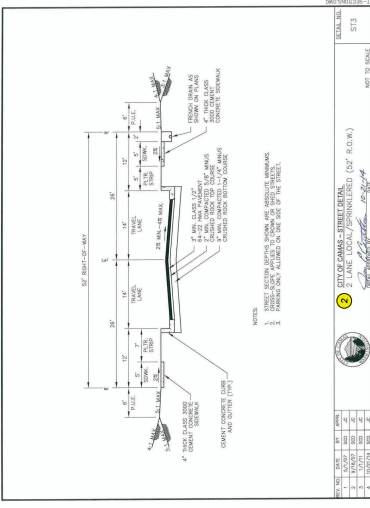
Fire District	Washington Fire District	Fire District	Washington Fire District
School District	Cumas	School District	Cumas
High School	Granger	High School	Granger
Water District	Skyridge Middle	Water District	Skyridge Middle
Neighborhood	Cumas	Neighborhood	Cumas
Sections-Township-Range	14, 28, 12N, 28E, 2W	Sections-Township-Range	14, 28, 12N, 28E, 2W
Urban Growth Area	Yes	Urban Growth Area	Yes
C-Tax District	C-Tax District	C-Tax District	C-Tax District
School Impact Fee	Cumas	School Impact Fee	Cumas
Transportation Impact	Cumas	Transportation Impact	Cumas
Fire District	Washington Fire District	Fire District	Washington Fire District
Garbage Collection Day	Wednesday	Garbage Collection Day	Wednesday
Land Street Sweeping	0	Land Street Sweeping	0
Public Health Food	No	Public Health Food	No
Inspector District	District 2	Inspector District	District 2
Inspector District	District 4	Inspector District	District 4

DEVELOPMENT STATISTICS:

ZONING:	R-7.5
TOTAL SITE AREA:	91,887.444 SF (2.094 ACRES)
TOTAL PROPOSED ROOF-UP AREA:	13,680.844 SF (0.311 ACRES)
NET SITE AREA:	77,607.44 SF (1.783 ACRES)
DIST. / ACRES:	5.8
ADJACENT LOT AREA:	7,760.744 SF
MIN. LOT WIDTH:	WAKES
MIN. LOT DEPTH:	WAKES
SETBACKS:	
FRONT:	20'
SIDE:	5'
STREET SIDE YARD:	20'
REAR:	25'



PARCEL:
175991000
(TUPIKOV)



KEYED NOTES:

- EXISTING 28' AC RIMED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP.
- PROPOSED 28' AC RIMED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP. 5' PUBLIC RIGHT-OF-WAY PER DETAIL SET 300.
- PROPOSED 28' AC RIMED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP. 5' PUBLIC RIGHT-OF-WAY PER DETAIL SET 300.
- PROPOSED BUILDING SETBACKS PER CITY OF CUMAS ZONING CODE 18.0040-18.0045. 2' TYPICAL FOR EACH LOT.





LARKSPUR
SUBDIVISION

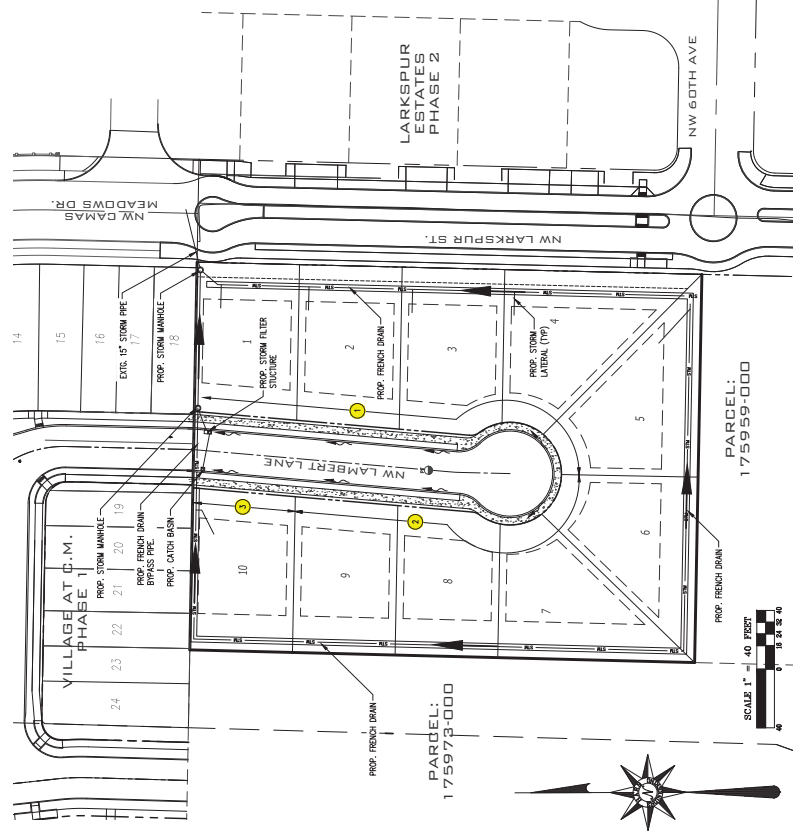
SHEET NAME:
PRELIMINARY
STORM DRAINAGE
PLAN

DRAWN BY:
J.E.L.
DESIGNED BY:
B.B.B.
CHECKED BY:
G.G.H.

SHEET #
P-03

STORM DRAINAGE KEYED NOTES:

1. LOTS 1-5:
DRAINAGE TO FLOW TO PROPOSED ROAD.
ROOF AND LANDSCAPE TO FLOW TO PROPOSED ROAD.
FRENCH DRAIN SYSTEM EXCEPT FOR LOT 5, FRONT
HALF OF LANDSCAPE TO FLOW TO PROPOSED ROAD.
2. LOTS 6-9:
DRAINAGE TO FLOW TO PROPOSED ROAD.
ROOF AND LANDSCAPE TO FLOW TO PROPOSED ROAD.
LOT 16:
DRAINAGE TO FLOW TO PROPOSED ROAD.
ROOF AND LANDSCAPE TO FLOW TO SIDEYARD FRENCH
DRAIN SYSTEM.



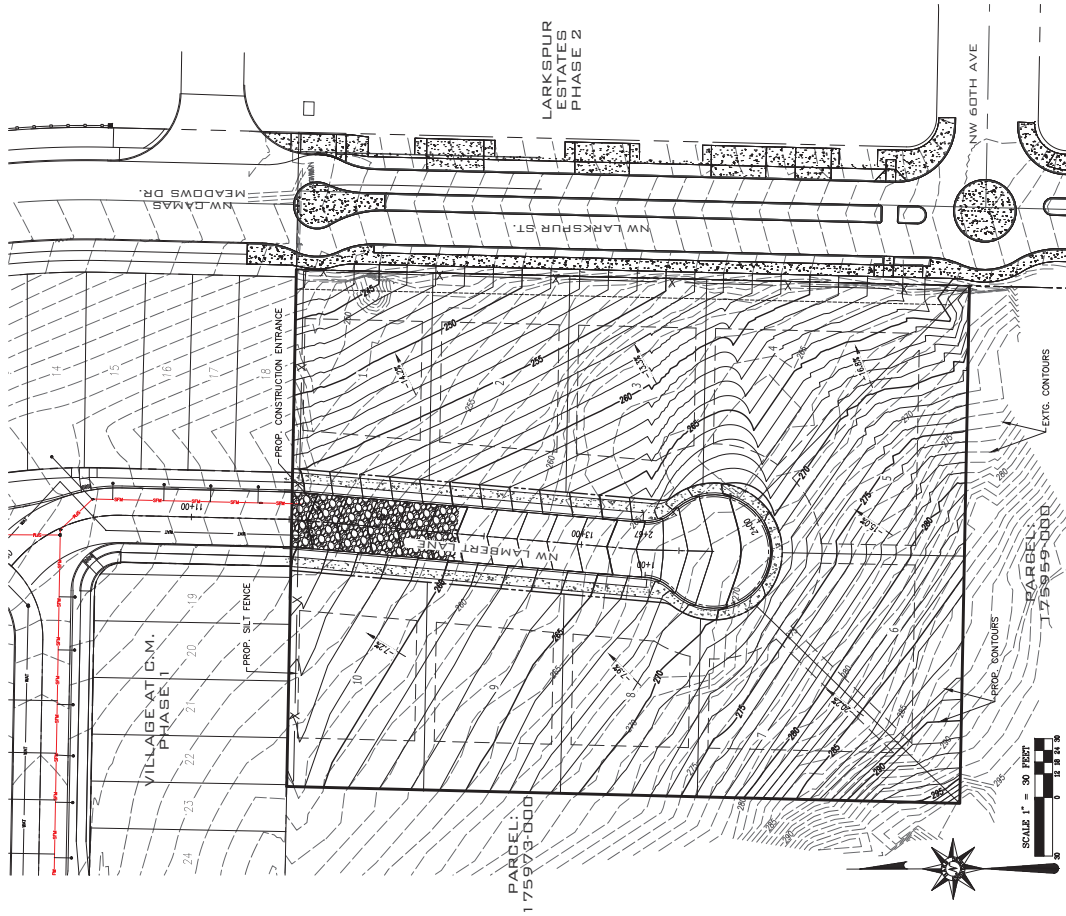


LARKSPUR
SUBDIVISION

SHEET NAME:
PRELIMINARY
GRADING &
EROSION CONTROL PLAN

DRAWN BY:
J.E.H.
DESIGNED BY:
B.B.B.
CHECKED BY:
G.G.H.

SHEET #
P-04



GRADING VOLUMES:
CUR: 2,000CY
FILL: 2,000CY

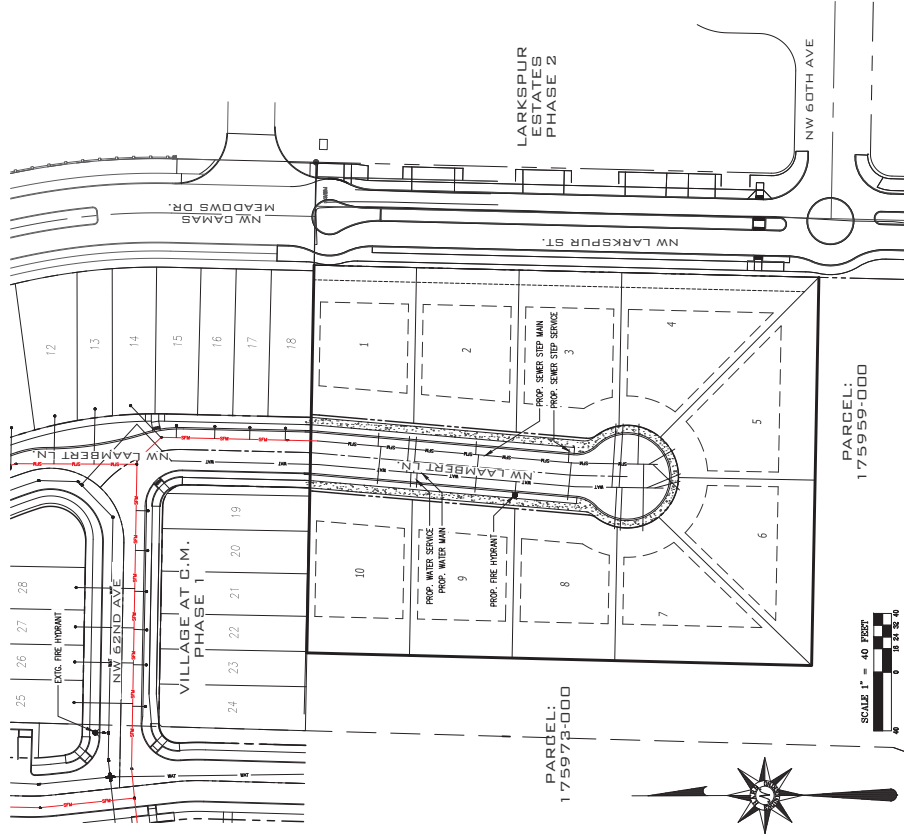


LARKSPUR
SUBDIVISION

SHEET NAME:
PRELIMINARY
UTILITY PLAN

DRAWN BY:
JULIE
DESIGNED BY:
B.B.B.
CHECKED BY:
G.G.H.

SHEET #
P-05



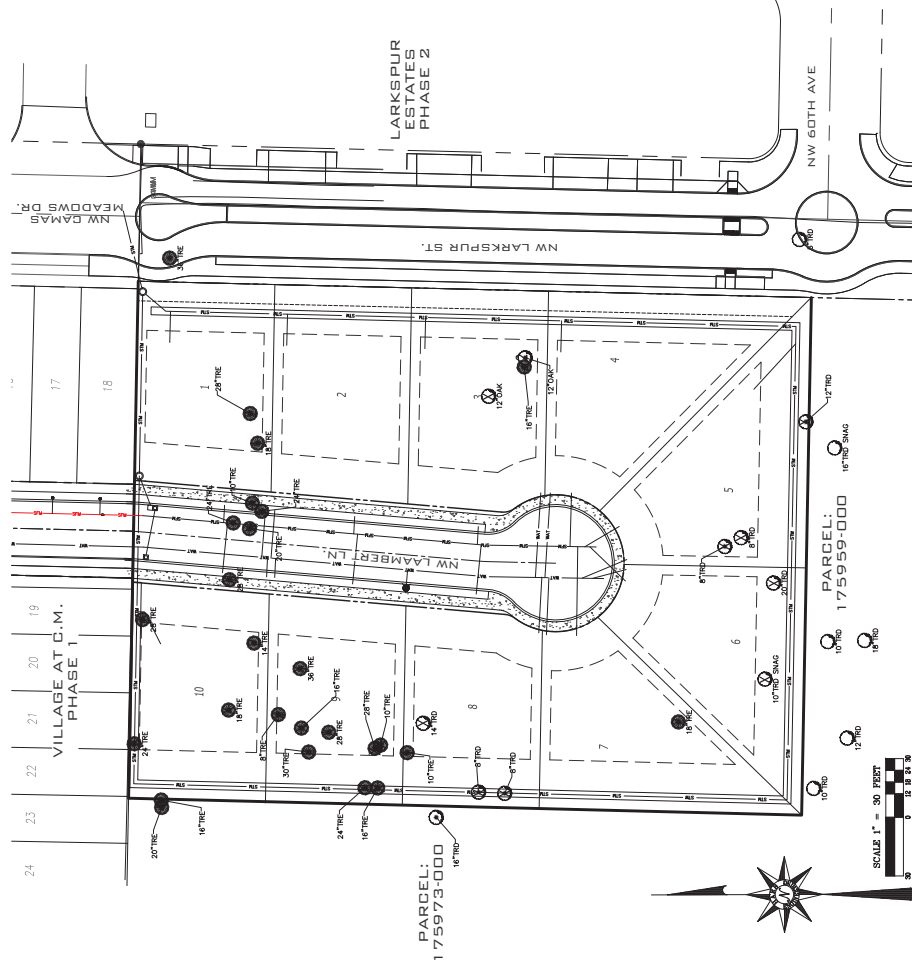


LARKSPUR
SUBDIVISION

SHEET NAME:
PRELIMINARY
TREE REMOVAL
AND
PRESERVATION
PLAN

DRAWN BY:
JULIA
DESIGNED BY:
B.B.B.
CHECKED BY:
G.G.H.

SHEET #
P-06



TREE REMOVAL AND PRESERVATION NOTES:

- 1 TREE TO BE PRESERVED AND PROTECTED
- 2 TREE TO BE CHECKED AT TIME OF BUILDING PERMIT FOR PROTECTION OR REMOVAL
- X TREE TO BE REMOVED DUE TO EITHER STREET CONSTRUCTION, EXISTING UTILITY CONFLICT, OR EXISTING UTILITY WITHIN BUILDING FOOTPRINT

TRE = TREE DECIDUOUS, BIG LEAF MAPLE OR OTHER
TRE = TREE EVERGREEN, FIR OR HEMLOCK OR OTHER
OAK = OAK TREE

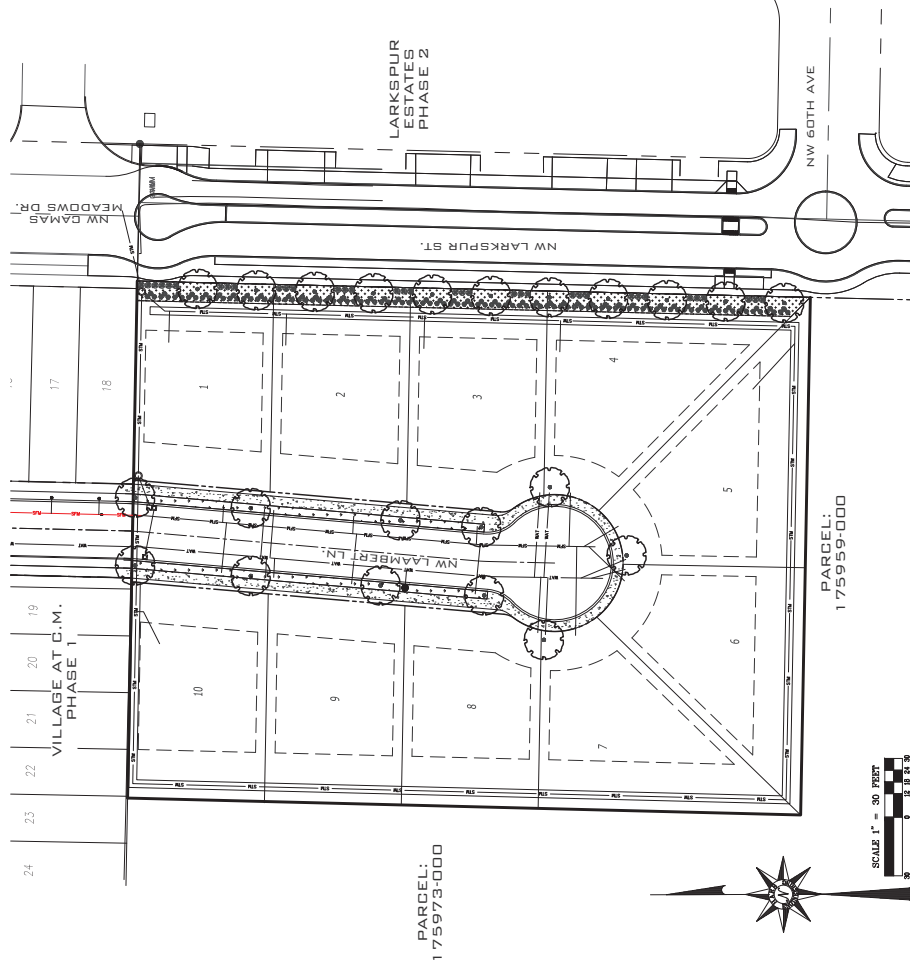


LARKSPUR
SUBDIVISION

SHEET NAME:
PRELIMINARY
LANDSCAPE
PLAN

DRAWN BY:
B.B.B.
DESIGNED BY:
B.B.B.
CHECKED BY:
G.G.H.

SHEET #
P-07



TREES	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	AR	Acer rubrum 'Scarlet Sentinel' / Scarlet Sentinel Maple	B & B	2' cal	as shown	22
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	MAC	Malva sylvestris 'Compass' / Compact Orange Maple	2 gal	15'-18"	3' o.c.	34
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	PM	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	10'-12"	30" o.c.	141
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
		Berk duff				
		Grass				