

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

GEOTECHINCAL ENGINEER:

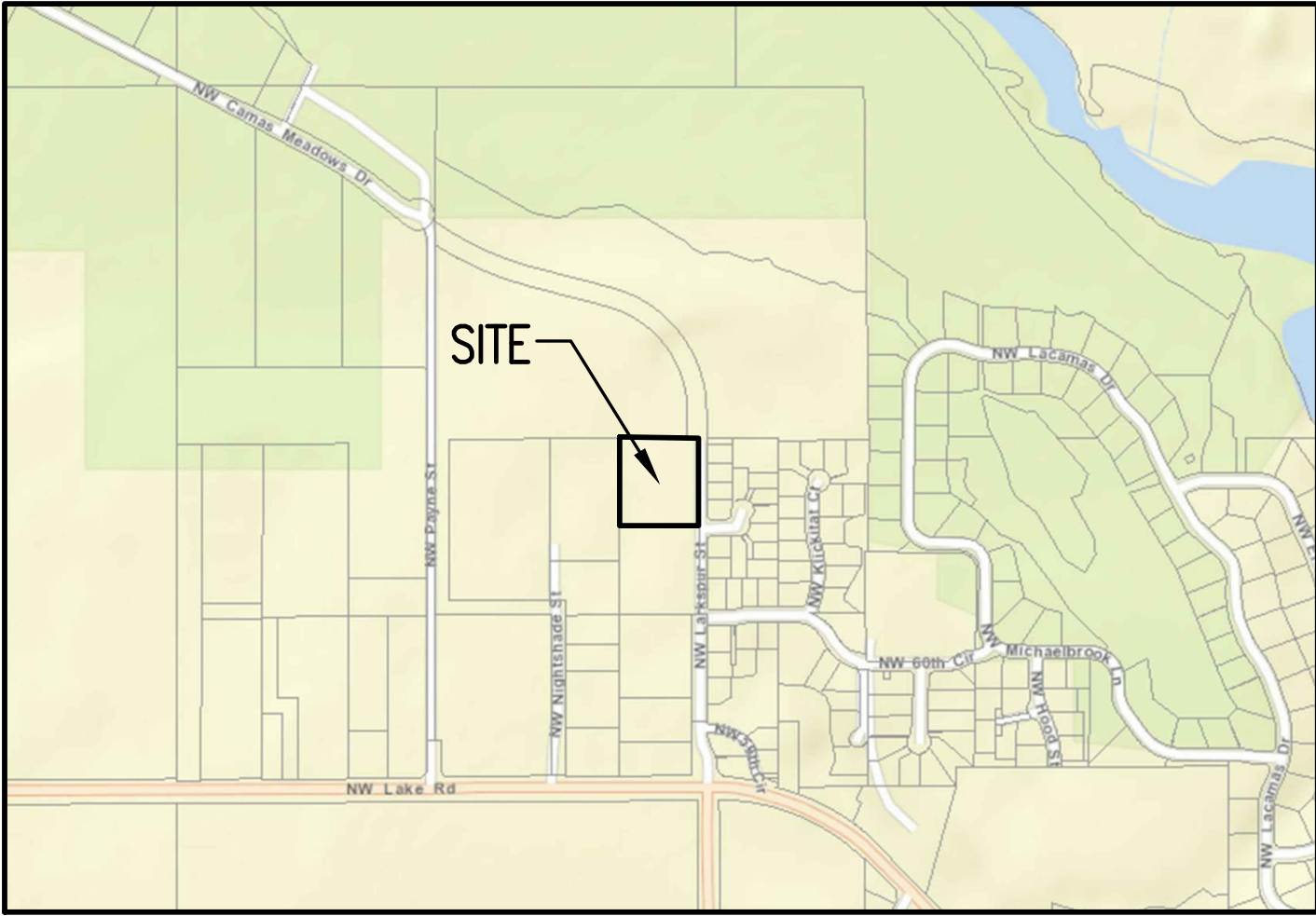
COLUMBIA WEST ENGINEERING, INC.
CONTACT PERSON: DANIEL LEHTO, PE, GE
11917 NE 95TH ST.
VANCOUVER, WA 98682
PHONE: 360-823-2900

PARCEL INFORMATION:

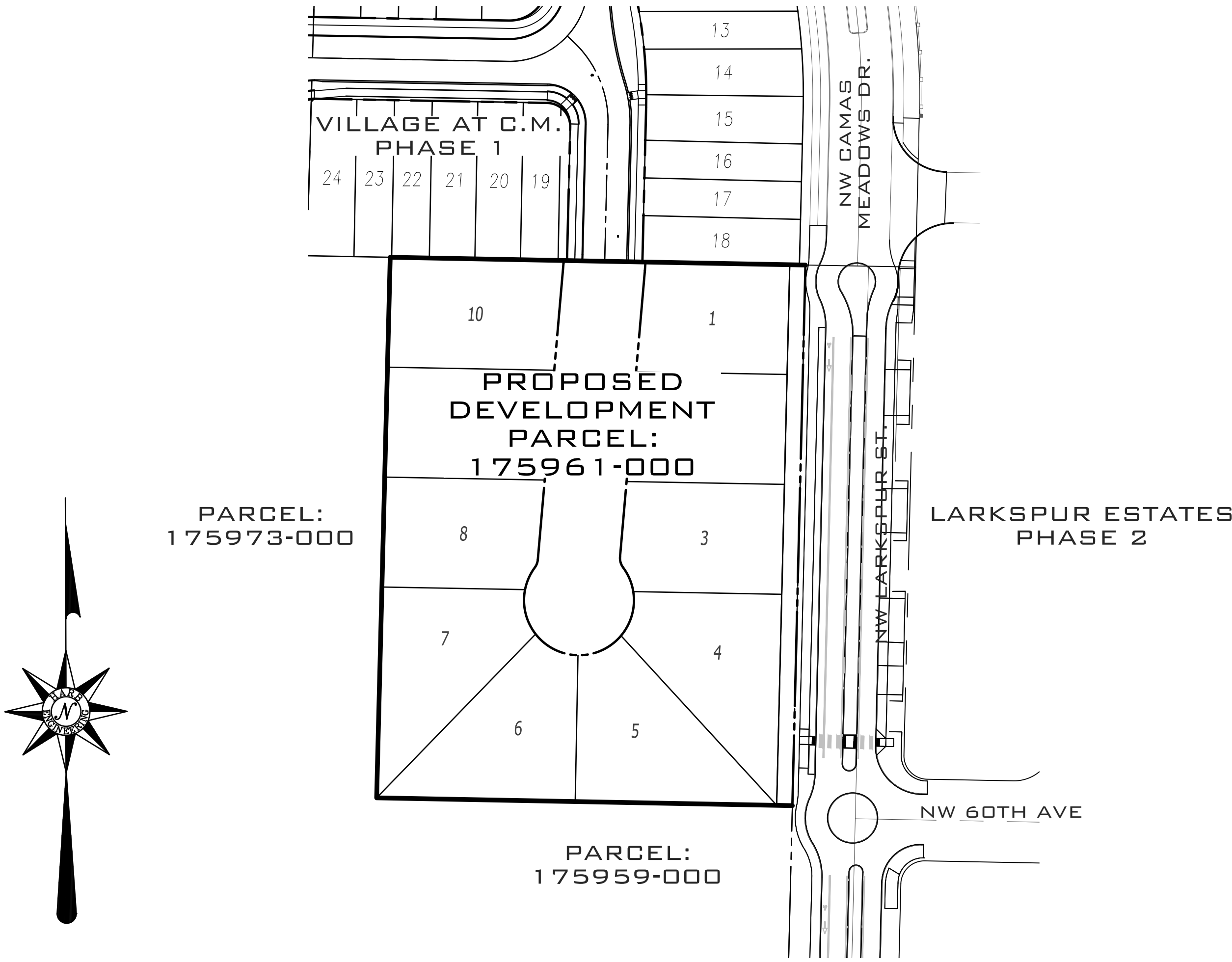
PARCEL # 175961-000
PARCEL AREA IS: 2.09+/- ACRES

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:

P-00	COVER SHEET
P-01	EXISTING CONDITIONS PLAN
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P-04	PRELIMINARY GRADING & EROSION CONTROL PLAN
P-05	PRELIMINARY UTILITY PLAN
P-06	PRELIMINARY TREE REMOVAL AND PRESERVATION PLAN
P-07	PRELIMINARY LANDSCAPE PLAN
P-08	PRELIMINARY CIRCULATION PLAN

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION 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:

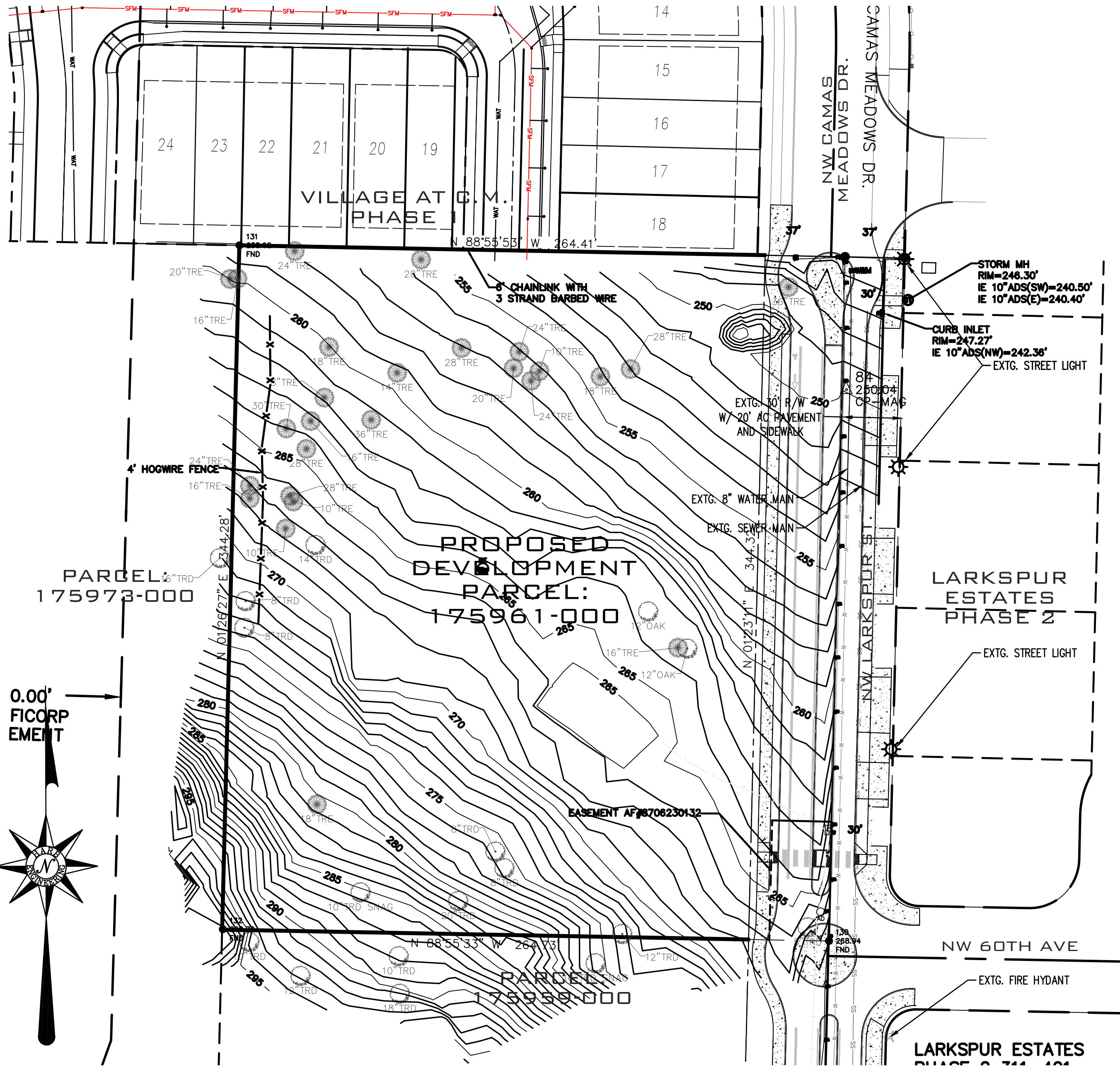
Property Identification Number: 175961000		
Property Type: Real		
Property Status: Active Tax Status: Regular		
Site Address: 6215 NW LARKSPUR ST, CAMAS, 98607		
Abbreviated Legal Description: #34 SEC 28 T2N R3EWM 2.41A		
Zoning Designation - Codes	Residential-7,500 (R-7.5)	Land Data
Zoning Overlay(s)	none	Clark County Road Atlas page 11
Comprehensive Plan	SFM	Approximate Area Info... 104,980 sq. ft. 2.41 acres
Comp. Plan Overlay(s)	none	Subdivision no data
Census Tract	406.08	Survey 055057 057064
Jurisdiction	Camas	
Fire District	Camas	
Fire District	Washougal FD	
Park District	n/a	
School District	Camas	
Elementary	Grass Valley	
Middle School	Skyridge Middle	
High School	Camas	
Sewer District	Camas	
Water District	Camas	
Neighborhood	n/a	
Section-Township-Range	SW 1/4,S28,T2N,R3E	
	image: PDF	
Urban Growth Area	Camas	
C-Tran Benefit Area	Yes	
School Impact Fee	Camas	
Transportation Impact Fee	Camas	
Transportation Analysis Zone	653	
Waste Connections	Wednesday	
Garbage Collection Day		
Last Street Sweeping	n/a	
CPU Lighting Utility District	0	
Burning Allowed	No	
Wildfire Danger Area	No	
Public Health Food Inspector District	District 2	
Public Health WRAP Inspector District	District 4	

ENVIRONMENTAL CONSTRAINTS:

Wetlands and Soil Types		Geological Hazards	Habitat and Cultural Resources
Wetland Class:	No Mapping Indicators	Info...	Info...
Wetland Inventory:	No Mapping Indicators	Slope Stability:	Priority Habitat:
Flood Hazard Area:	Outside Flood Area	Geological Hazard: Slopes > 15%	Habitat Area Buffer:
Shoreline Designation:	none	NEHRP Class: C	Species Area Buffer:
Soil Types / Class:	Non-Hydric / HcD	Liquefaction: Very Low	Archaeological Probability: Low-Moderate Moderate-Moderate-High
Critical Aquifer Recharge Area:			Archaeological Site Buffer: Yes
FEMA Map / FIRM Panel:	53011C0414D 53011C0530D		Historic Site: No Mapping Indicators
Watershed:	Lacamas Creek		
Sub Watershed:	Lacamas Lake		
Water Resource Inventory Area:	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas		

NOTES:

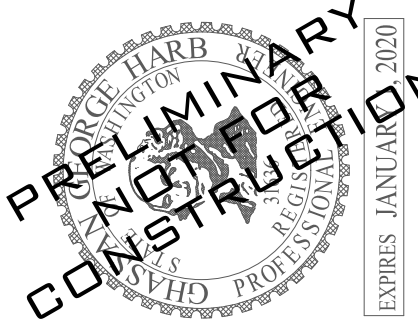
1. THERE ARE NO WATER COURSES ON OR WITHIN 100' OF THE SITE.
2. THERE ARE NO WATER BODIES, AREAS PRONE TO FLOODING OR WETLANDS ON OR WITHIN 100' OF THE SITE.
3. THERE ARE NO FEMA DESIGNATED FLOOD PLAINS, FLOOD FRINGE, OR FLOODWAY ON OR WITHIN 100' OF THE SITE.
4. THERE ARE NO DESIGNATED SHORELINES ON OR WITHIN 100' OF THE SITE.
5. WETLANDS DO NOT EXIST ON SITE THEREFORE A WETLAND DETERMINATION IS NOT REQUIRED.
6. THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE AREAS ON OR WITHIN 100' OF THE SITE.
7. THERE ARE NO SIGNIFICANT WILDLIFE HABITAT OR VEGETATION ON OR WITHIN 100' OF THE SITE.
8. THERE ARE NO SIGNIFICANT HISTORIC SITES ON OR WITHIN 100' OF THE SITE, PER ARCHEOLOGICAL INVESTIGATION PERFORMED BY APPLIED ARCHEOLOGICAL RESEARCH INC. IN AUGUST OF 2007.
9. THERE ARE NO EXISTING PEDESTRIAN FACILITIES LOCATED ON-SITE.
10. THERE ARE NO EXISTING BICYCLE FACILITIES LOCATED ON OR WITHIN 100 FEET OF THE SITE.
11. ACCORDING TO C-TRAN, THERE ARE NO TRANSIT ROUTES WITHIN 600' OF THE SITE.
12. NO STREETS PROVIDING ACCESS TO THE SITE ARE IN EXCESS OF 15%.



HARB ENGINEERING

LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT

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LARKSPUR SUBDIVISION

SHEET NAME:
EXISTING
CONDITIONS
PLAN

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

SHEET #
P-01

PARCEL INFO:

Property Identification Number: 175961000
Property Type: Real
Property Status: Active Tax Status: Regular
Site Address: 6215 NW LARKSPUR ST, CAMAS, 98607
Abbreviated Legal Description: #34 SEC 28 T2N R3EWM 2.41A

Zoning Designation - Codes	Residential-7,500 (R-7.5)	Land Data	Clark County Road Atlas page 11
Zoning Overlay(s)	none	Approximate Area	104,980 sq. ft.
Comprehensive Plan	SFM	Subdivision	no data
Comp. Plan Overlay(s)	none	Survey	055057
Census Tract	406.08		057064
Jurisdiction	Camas		
Fire District	Washougal FD		
Park District	n/a		
School District	Camas		
Elementary	Grass Valley		
Middle School	Skyridge Middle		
High School	Camas		
Sewer District	Camas		
Water District	Camas		
Neighborhood	n/a		
Section-Township-Range	SW 1/4, S28, T2N, R3E		
Urban Growth Area	Camas		
C-Tran Benefit Area	Yes		
School Impact Fee	Camas		
Transportation Impact Fee	Camas		
Transportation Analysis Zone	653		
Waste Connections	Wednesday		
Garbage Collection Day			
Last Street Sweeping	n/a		
CPU Lighting Utility District	0		
Burning Allowed	No		
Wildfire Danger Area	No		
Public Health Food Inspector District	District 2		
Public Health WRAP Inspector District	District 4		

DEVELOPMENT STATISTICS:

ZONING: R-7.5

LAND INVENTORY

TOTAL SITE AREA: 90,987± SF (± 2.09 ACRES)
(TOTAL ACREAGE)

TOTAL DEVELOPED ACREAGE 2.09 ACRES

TOTAL PROPOSED RIGHT-OF-WAY AREA: 13,472± SF (0.31± ACRES)
(INFRASTRUCTURE ACREAGE)

TOTAL PROPOSED LANDSCAPE TRACT AREA: 3,442.48± SF (0.08± ACRES)
(TOTAL TRACT AREA)

TOTAL LOT AREA: 74,156± SF (1.70± ACRES)

APPROXIMATE ACREAGE OF STEEP SLOPES 16,027.31± SF (0.37± ACRES)

TOTAL ACREAGE OF RECREATIONAL OPEN SPACES NOT APPLICABLE

D.U. / ACRE: 5.6

AVERAGE LOT AREA: 7,760.74± SF

MIN. LOT WIDTH: VARIES

MIN. LOT DEPTH: VARIES

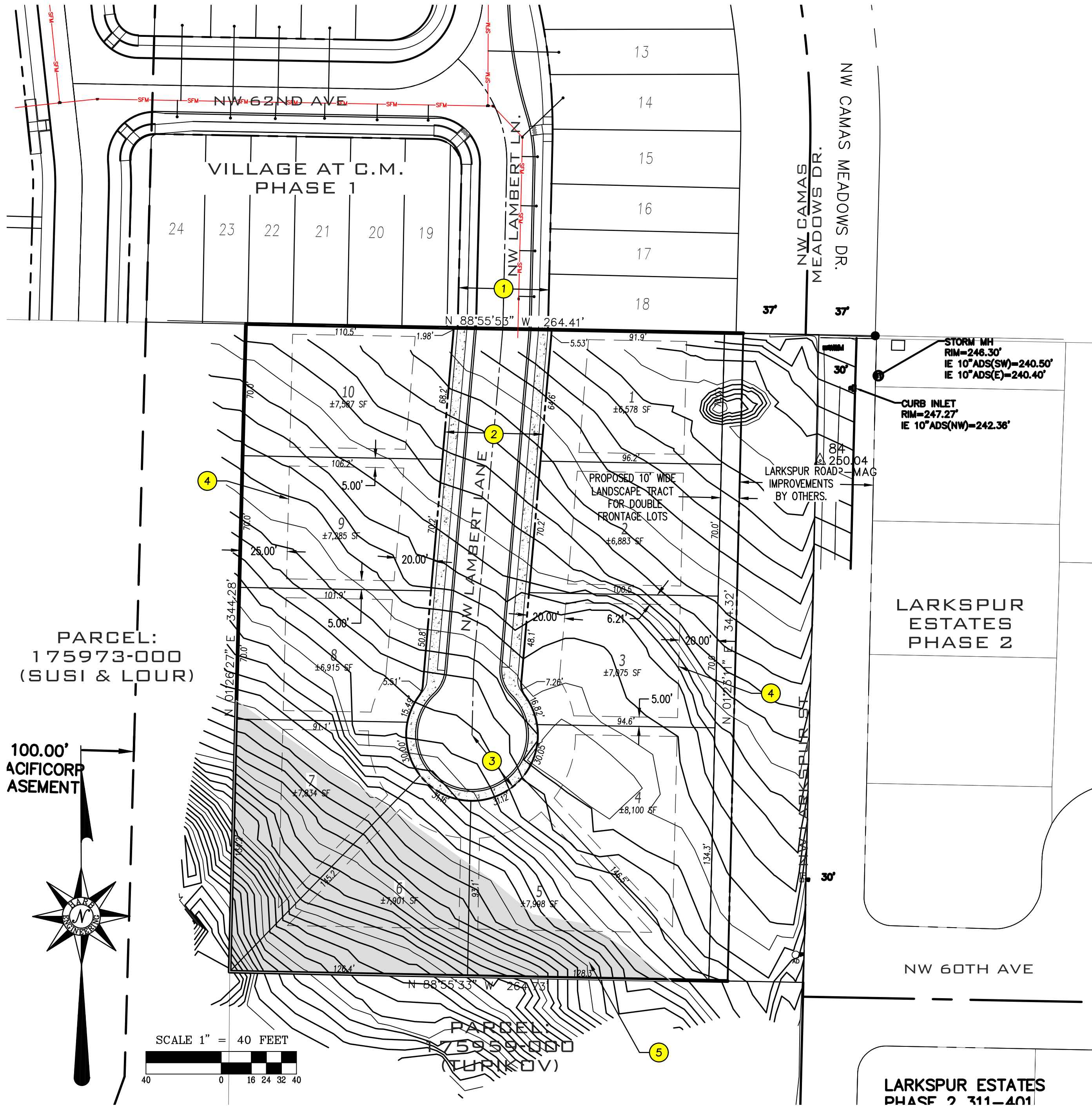
SETBACKS:

FRONT: 20'

SIDE: 5'

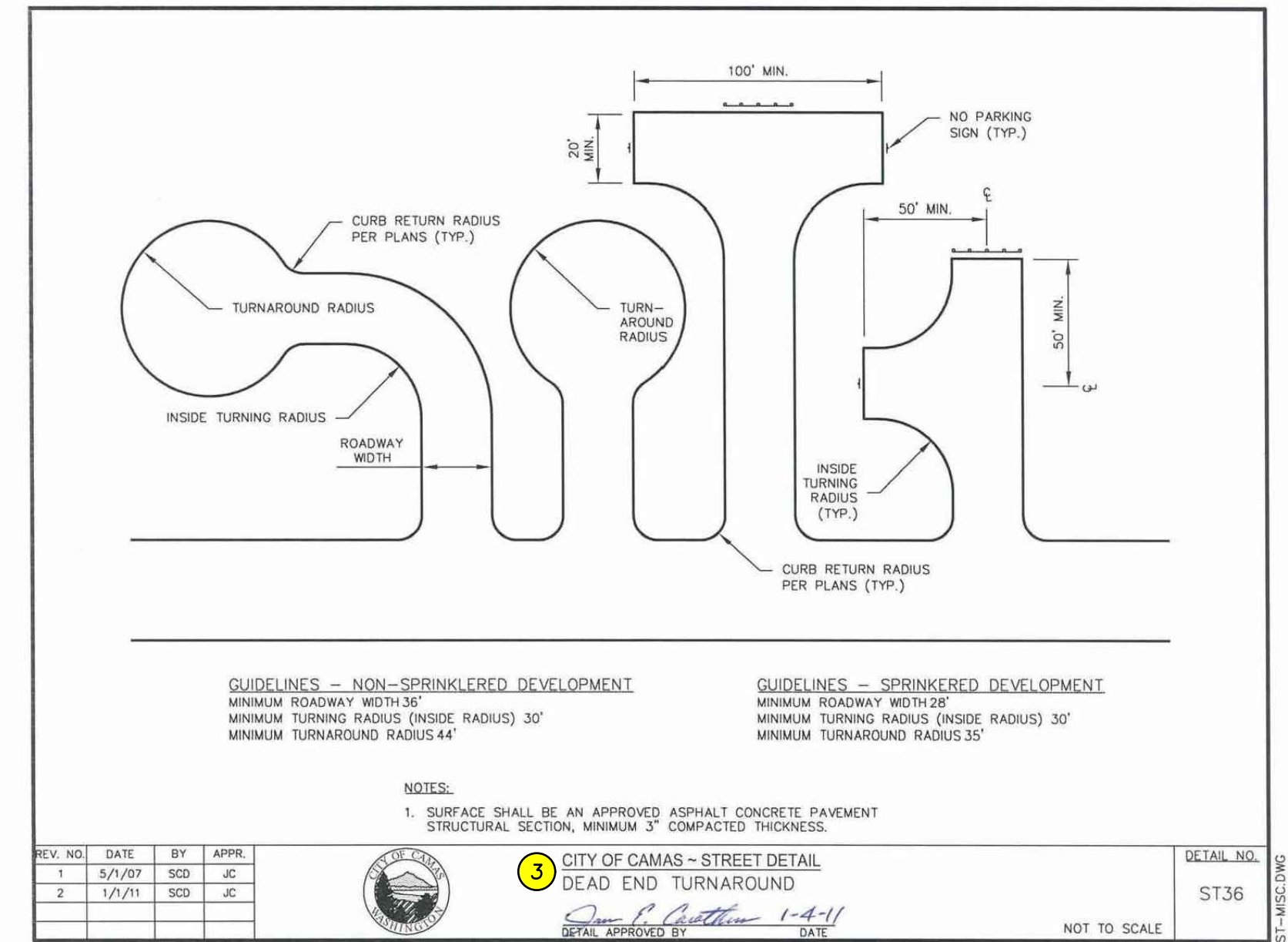
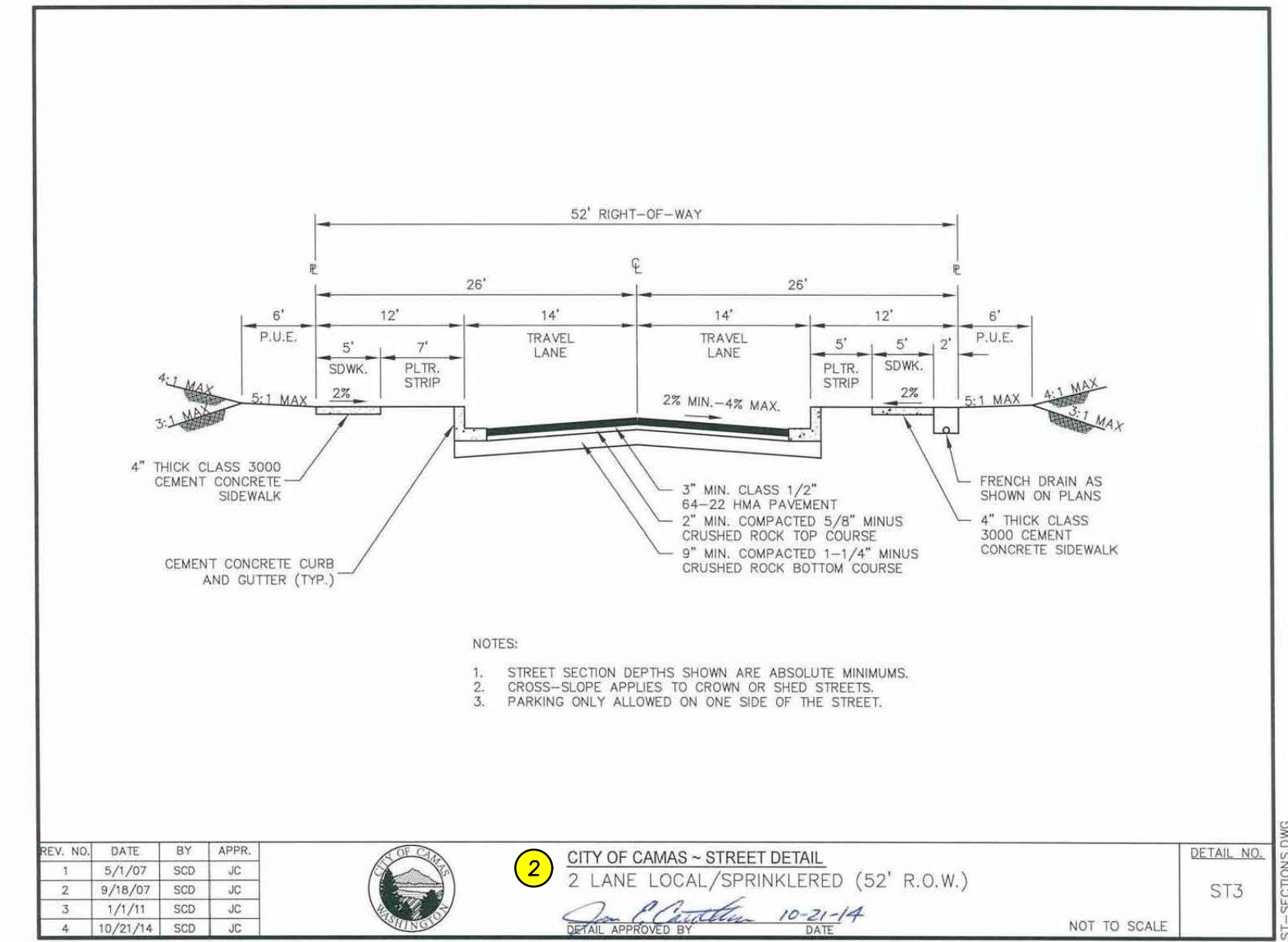
STREET SIDE YARD: 20'

REAR: 25'



NOTES:

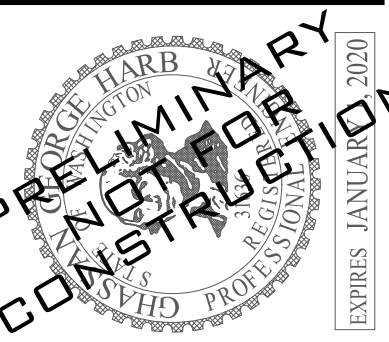
ARCHITECTURAL DESIGN: SIDE AND REAR BUILDING FACADES VISIBLE FROM AN ARTERIAL OR COLLECTOR SHALL MAINTAIN THE ARCHITECTURAL DESIGN, HORIZONTAL AND VERTICAL ARTICULATION, LEVEL OF DETAIL, AND MATERIALS AND COLORS CONSISTENT WITH THE FRONT BUILDING FACADE. AVOID LARGE BLANK WALLS ON SIDE AND REAR BUILDING FACADES.



KEYED NOTES:

- EXISTING 28' AC PAVED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP.
- PROPOSED 28' AC PAVED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP INSIDE 52' PUBLIC RIGHT-OF-WAY PER DETAIL ST3 ABOVE.
- PROPOSED CUL-DE-SAC, 28' AC PAVED TO FRONT EDGE OF GUTTER OF ROLLED CURB, 2' WIDE ROLLED CURB AND GUTTER, AND 5' ATTACHED SIDEWALK WITHIN 35' PUBLIC RIGHT-OF-WAY RADIUS PER ST35 ABOVE.
- PROPOSED BUILDING SETBACKS PER CITY OF CAMAS ZONING CODE 18.09.040-TABLE 2. TYPICAL FOR EACH LOT.
FRONT: 20'
SIDE: 5'
STREET SIDE YARD: 20'
REAR: 20' (LOTS 1-4)
REAR: 25' (LOTS 5-10)
- SLOPES IN EXCESS OF 15% AS MAPPED ON GIS. SITE DOES NOT CONTAIN LANDSLIDE HAZARD AREAS. FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATIONS REGARDING STEEP SLOPES.

HARB ENGINEERING



LARKSPUR SUBDIVISION

SHEET NAME:

PRELIMINARY PLAT

DRAWN BY: B.S.G.

DESIGNED BY: B.S.G.

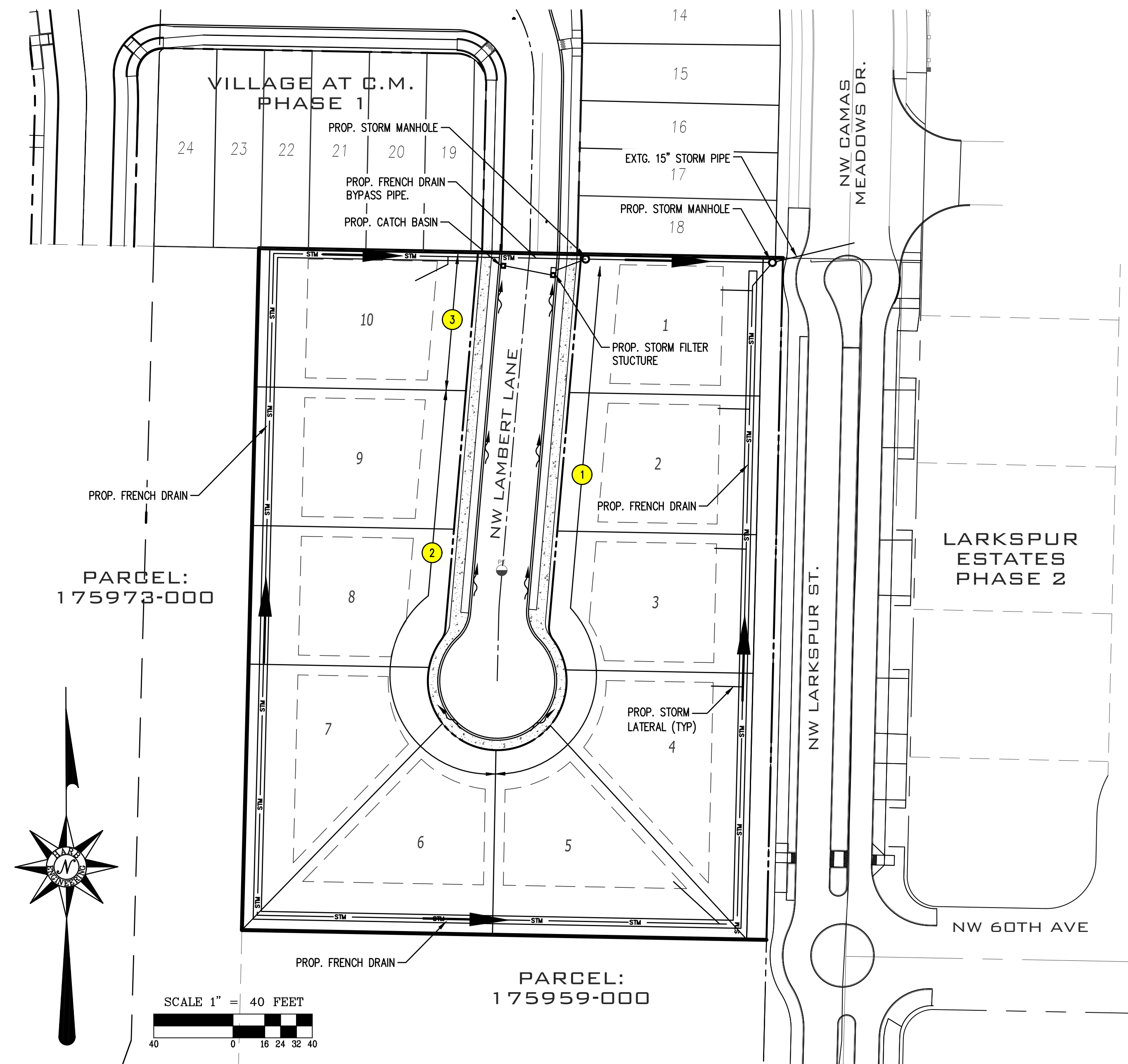
CHECKED BY: G.G.H.

SHEET #

P-02

LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT

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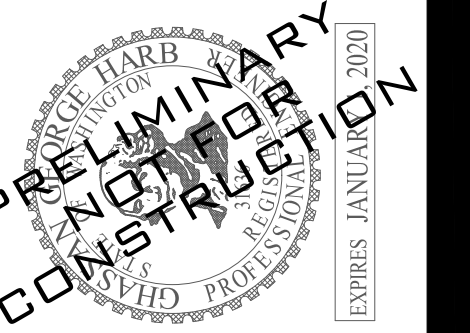
STORM DRAINAGE KEYED NOTES:

- ① LOTS 1-5:
DRIVEWAYS TO FLOW TO PROPOSED ROAD.
ROOFS AND LANDSCAPE TO FLOW TO TO REAR YARD
FRENCH DRAIN SYSTEM. EXCEPT FOR LOT 5, FRONT
HALF OF LANDSCAPE TO FLOW TO PROPOSED ROAD.
- ② LOTS 6-9"
DRIVEWAYS TO FLOW TO PROPOSED ROAD.
ROOFS AND LANDSCAPE TO FLOW TO PROPOSED ROAD.
- ③ LOT 10:
DRIVEWAY TO FLOW TO PROPOSED ROAD.
ROOF AND LANDSCAPE TO FLOW TO SIDEYARD FRENCH
DRAIN SYSTEM.

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**LARKSPUR
SUBDIVISION**

SHEET NAME:

PRELIMINARY
STORM DRAINAGE
PLAN

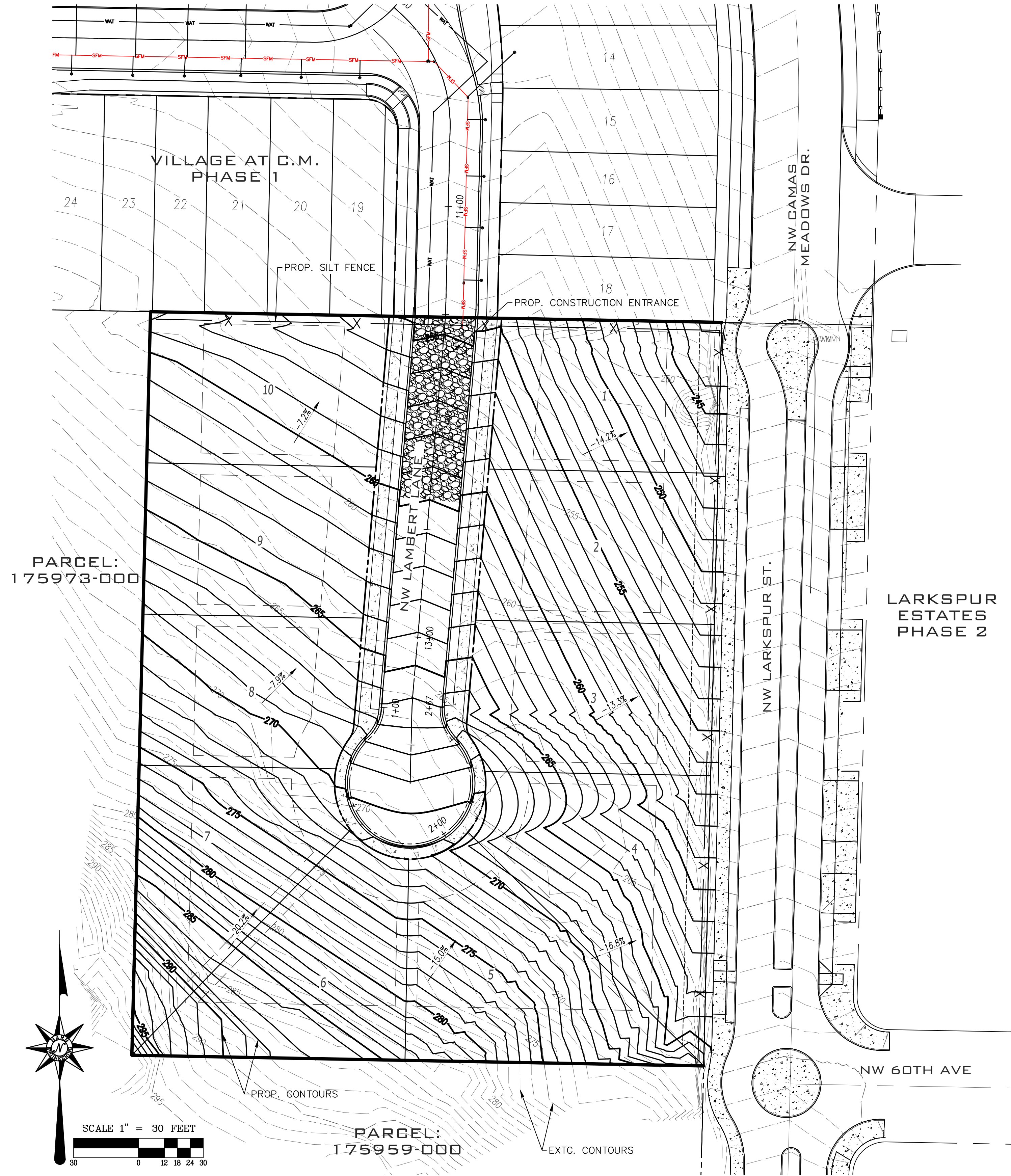
DRAWN BY:
B.S.G.

DESIGNED BY:
B.S.G.

CHECKED BY:
G.G.H.

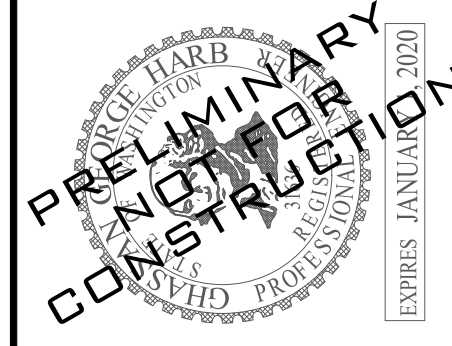
SHEET #

P-03



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

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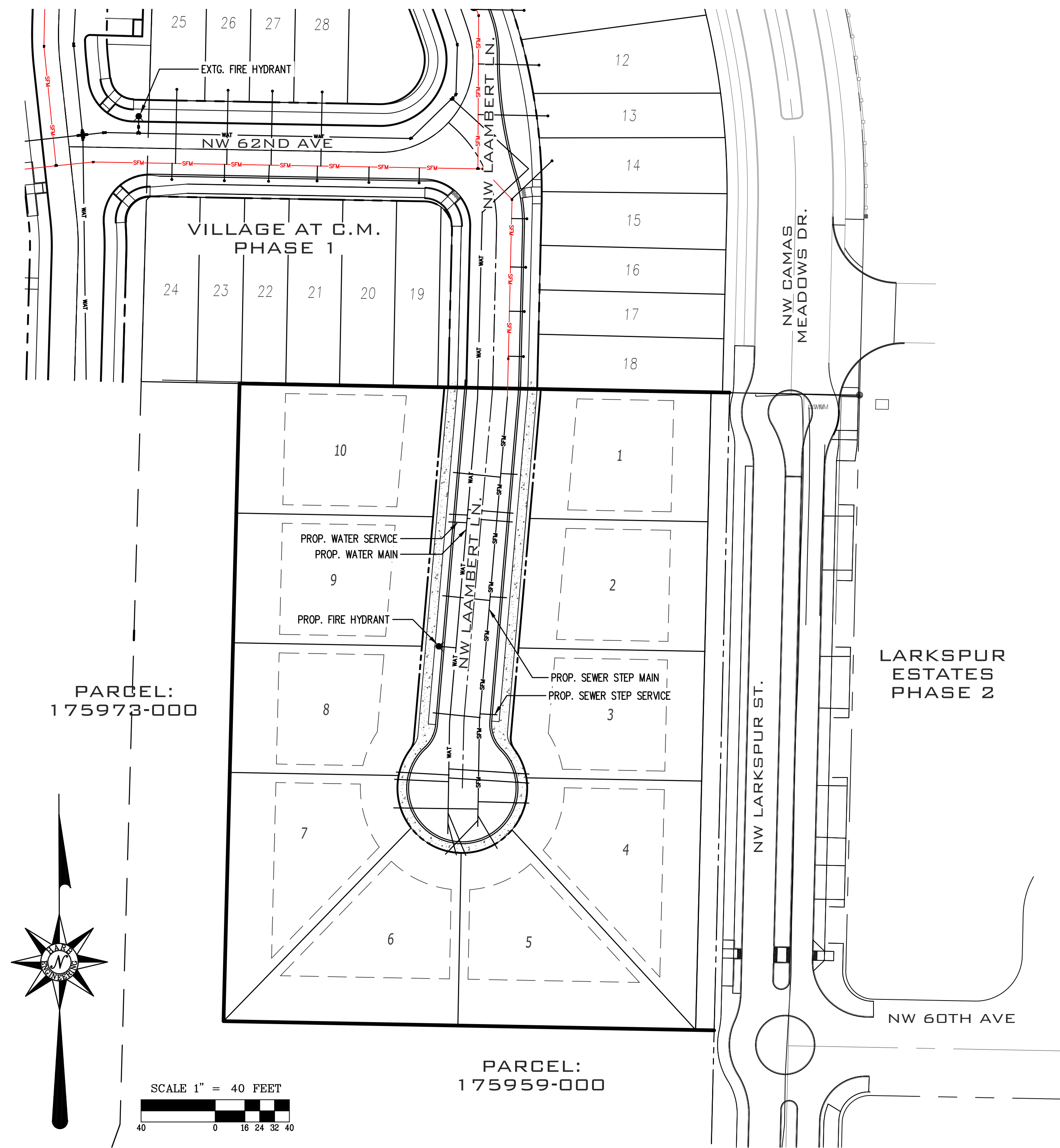


**LARKSPUR
SUBDIVISION**

SHEET NAME:
**PRELIMINARY
GRADING &
EROSION
CONTROL PLAN**

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

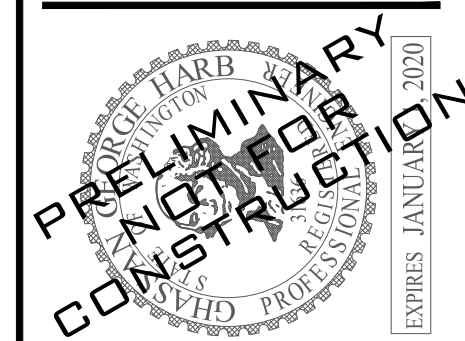
SHEET #
P-04



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LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT

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**LARKSPUR
SUBDIVISION**

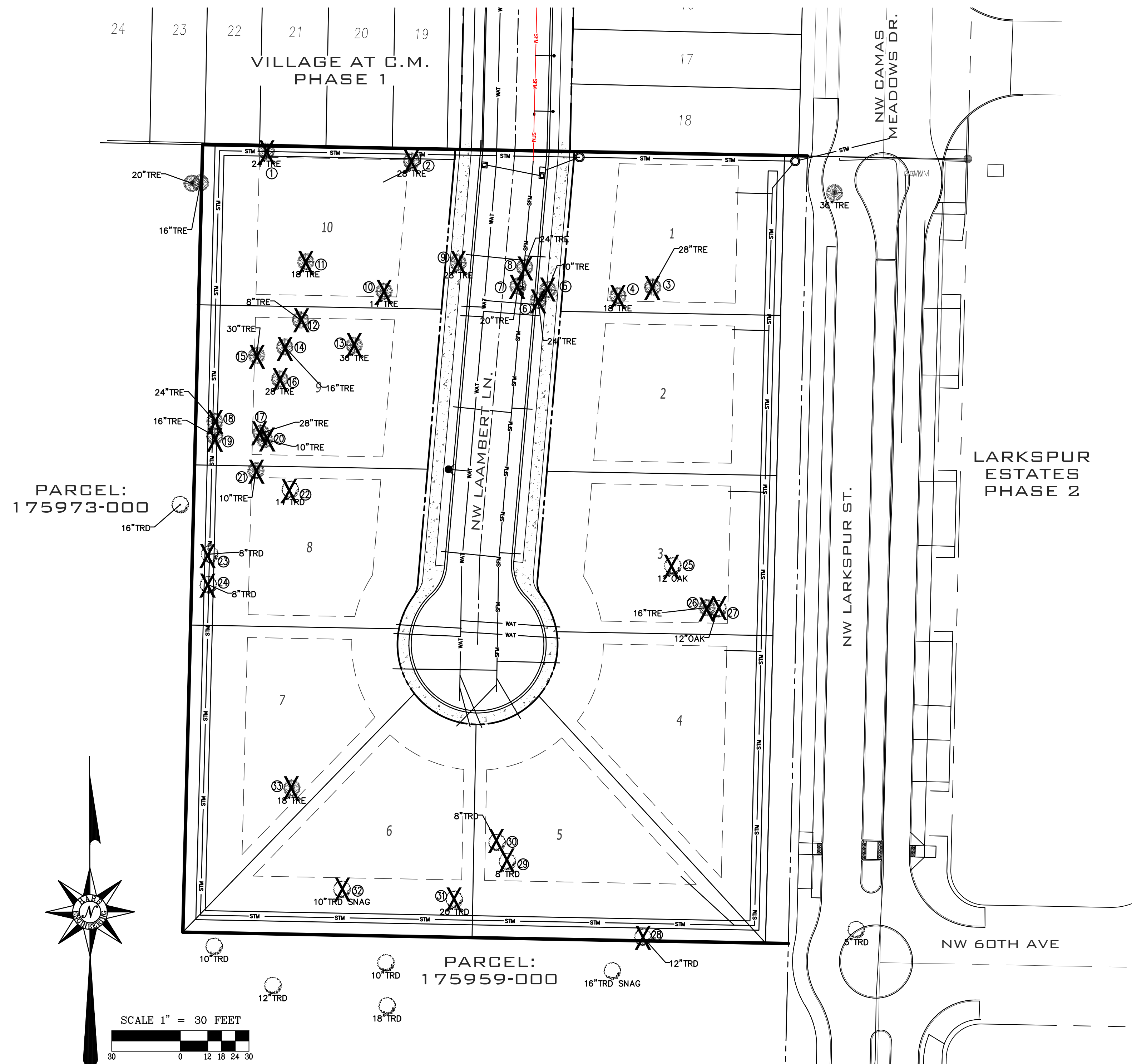
SHEET NAME:
PRELIMINARY
UTILITY PLAN

DRAWN BY:
B.S.G.

DESIGNED BY:
B.S.G.

CHECKED BY:
G.G.H.

SHEET #
P-05



TREE REMOVAL AND PRESERVATION NOTES NOTES:

X TREE TO BE REMOVED DUE TO EITHER STREET CONSTRUCTION, UTILITY TRENCH, FRENCH DRAIN, SITE GRADING OR WITHIN BUILDING FOOTPRINT.

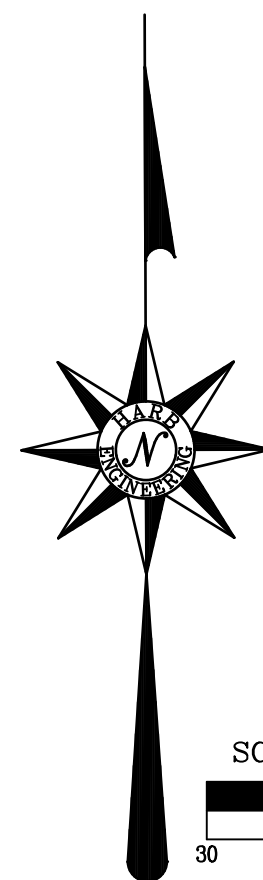
TRD = TREE DECIDUOUS, BIG LEAF MAPLE OR OTHER
TRE = TREE EVERGREEN, FIR OR HEMLOCK OR OTHER
OAK = OAK TREE (NON-NATIVE)

EXISTING TREE TABLE:

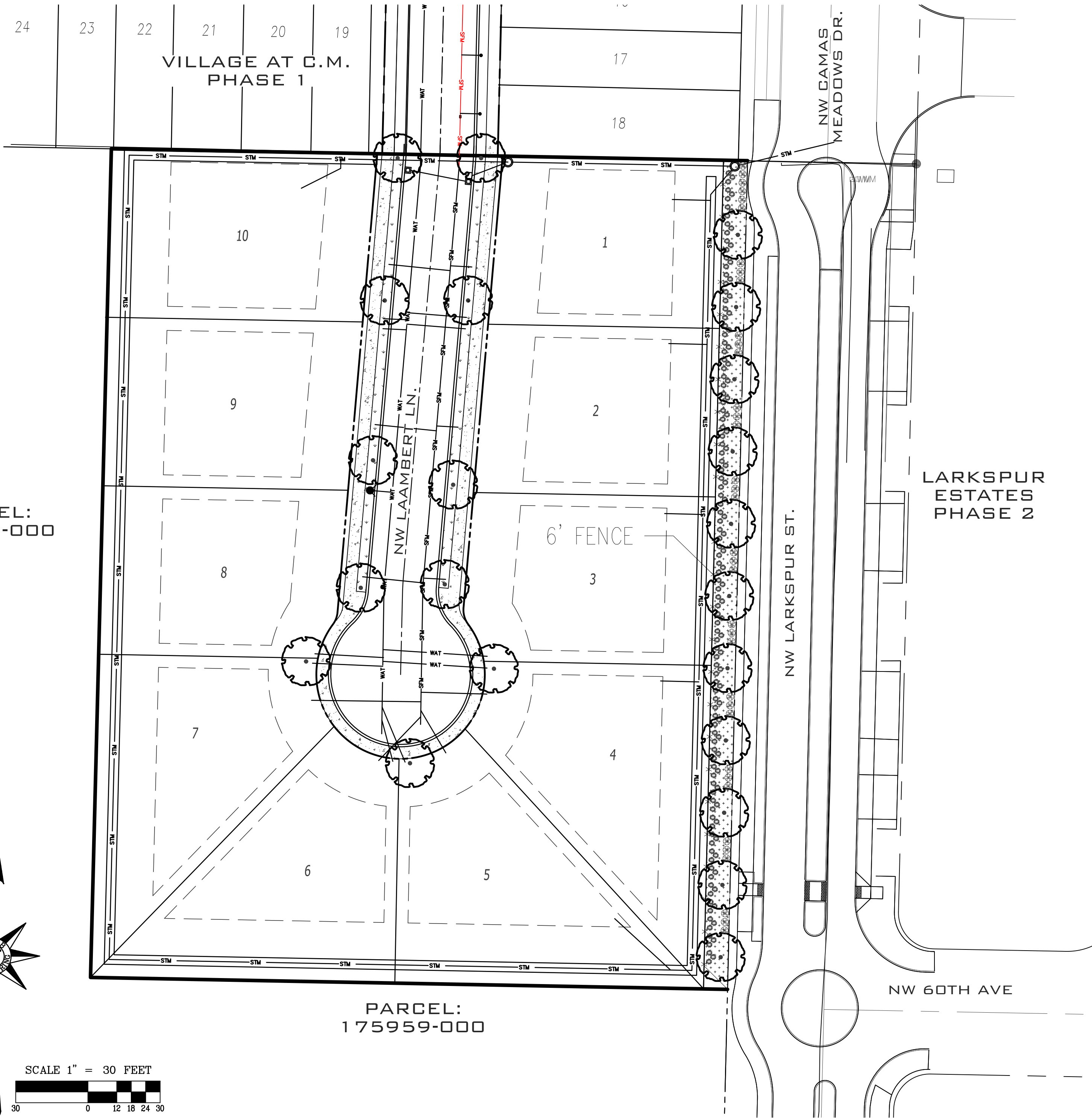
#	ACTION	COMMENTS
1	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH. TREE HAS EXISTING STRUCTURAL DEFECTS.
2	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH AND FUTURE HOME.
3	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
4	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
5	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
6	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
7	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
8	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
9	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
10	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
11	REMOVE	TREE CONFLICTS WITH FUTURE HOME. TREE IS DEAD.
12	REMOVE	TREE CONFLICTS WITH FUTURE HOME. TREE IS DEAD.
13	REMOVE	TREE CONFLICTS WITH FUTURE HOME. TREE HAS SPLIT TRUNK.
14	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
15	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
16	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
17	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
18	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH.
19	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH. TREE IS CROWDED
20	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
21	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
22	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
23	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH.
24	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH.
25	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
26	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
27	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
28	REMOVE	TREE HAS BROKEN TOP AND IS IN POOR HEALTH.
29	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
30	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
31	REMOVE	TREE CONFLICTS WITH FUTURE GRADING.
32	REMOVE	TREE TREE IS DEAD.
33	REMOVE	TREE CONFLICTS WITH FUTURE HOME.



PARCEL:
175973-000

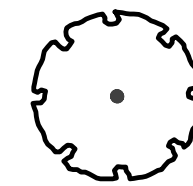


SCALE 1" = 30 FEET



— x — x — x — 6' TALL SIGHT-OBSCURING FENCE WITH COLUMNS OR PHYSICAL INDENTATIONS EVERY 50 FEET.

TREES



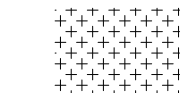
SHRUBS



GRASSES



GROUND COVERS



CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
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AR	Acer rubrum 'Scarlet Sentinel' / Scarlet Sentinel Maple	B & B	2" cal	as shown	22
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CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
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MAC	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	2 gal	15"-18"	3' o.c.	34
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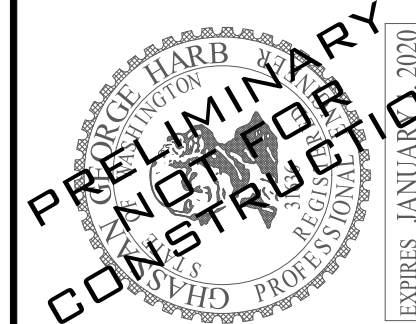
CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
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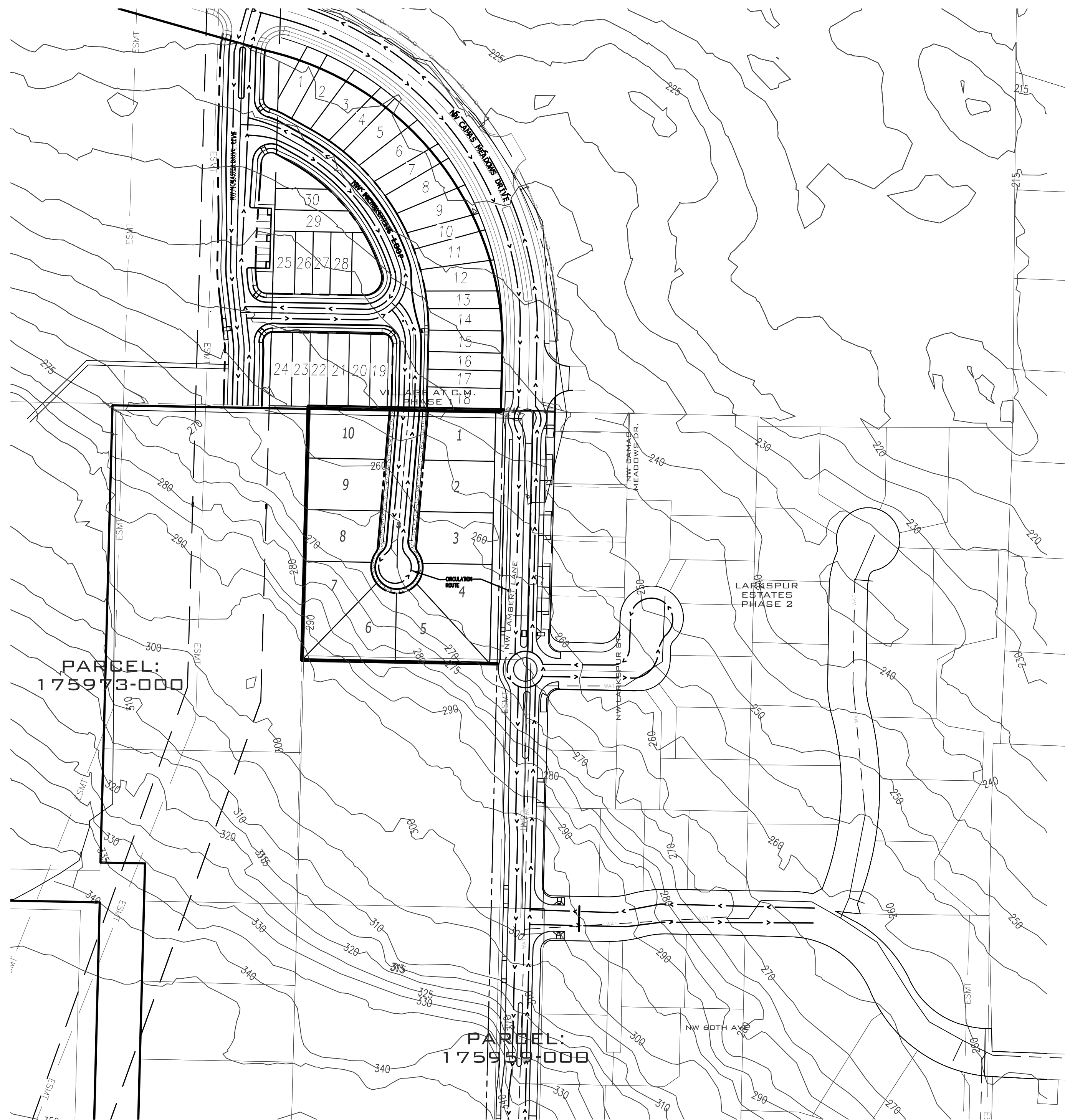
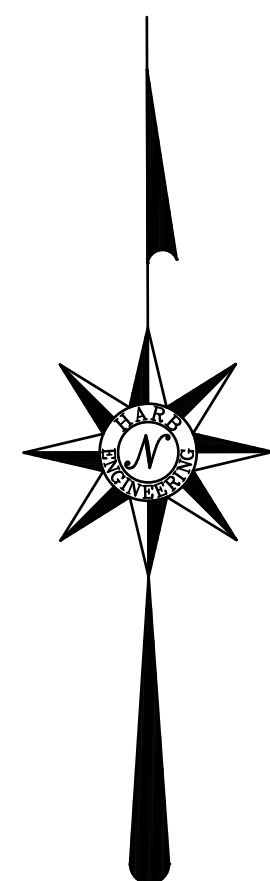
PM	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	10"-12"	30" o.c.	141
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CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
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Bark dust

Grass



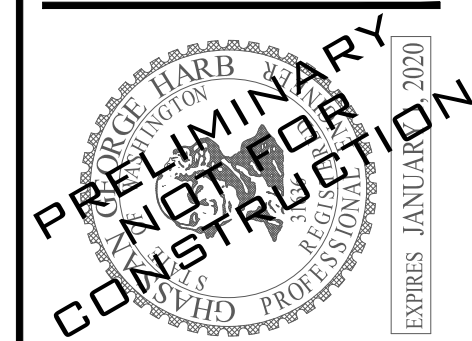


SCALE 1" = 100 FEET

HARB ENGINEERING

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CONSTRUCTION MANAGEMENT

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PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM



**LARKSPUR
SUBDIVISION**

SHEET NAME:

CIRCULATION
PLAN

DRAWN BY:
B.S.G.

DESIGNED BY:
B.S.G.

CHECKED BY:
G.G.H.

SHEET #

P-08