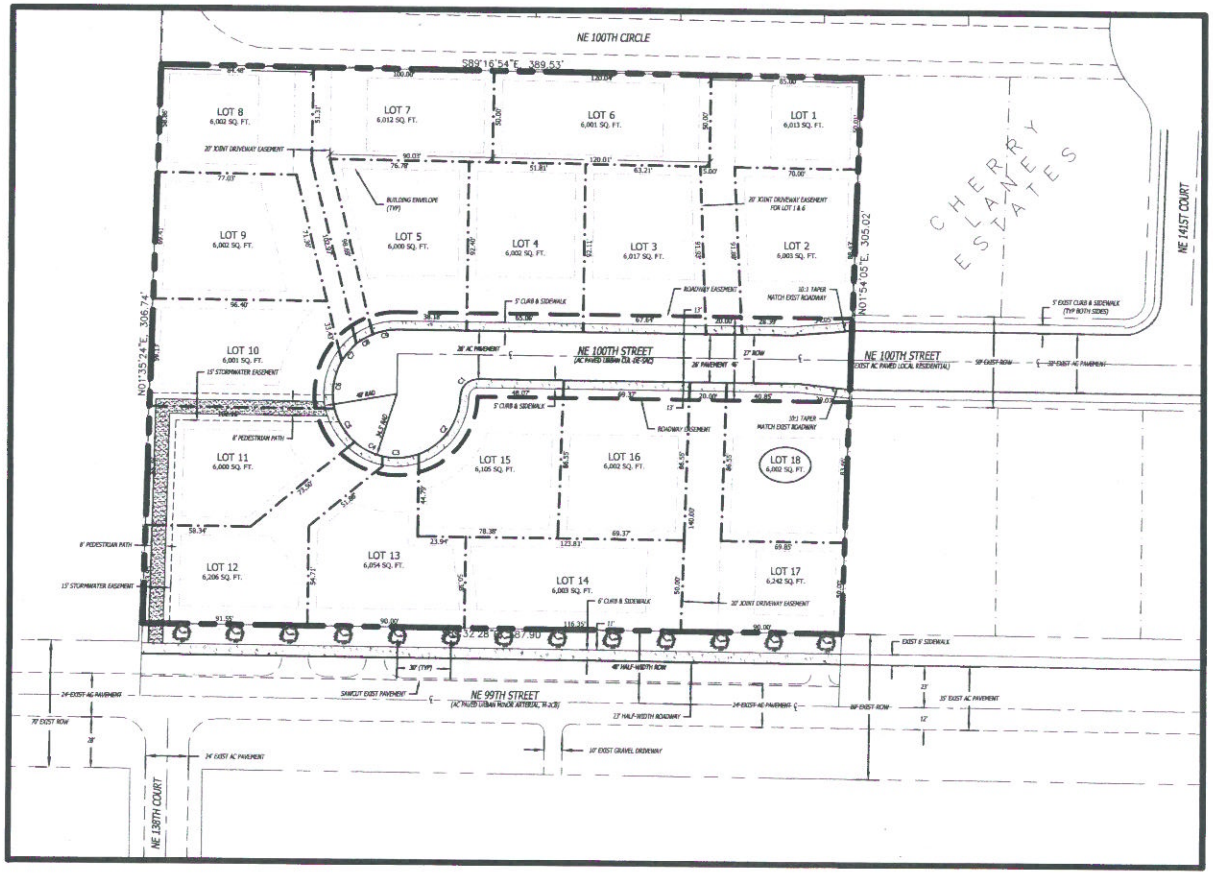
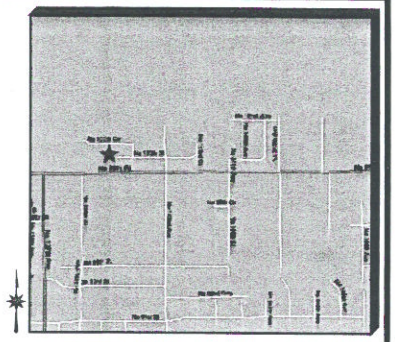




VICINITY MAP

APPLICANT / CONTACT:

HARB ENGINEERING, INC.
CONTACT PERSON: GUS HARB, P.E.
900 WASHINGTON ST. SUITE 825
VANCOUVER, WA. 98660
PHONE: (360) 695-6520
FAX: (360) 695-8124
EMAIL: gus@harbengineering.com

OWNER:

DAVID & MARIEKE KEMPER
PO BOX 130
HEISSON, WA 98622

LOT SERIAL # 200351-000 &
LOT SERIAL # 200352-000
TOTAL ACRES: 3.0±

BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:

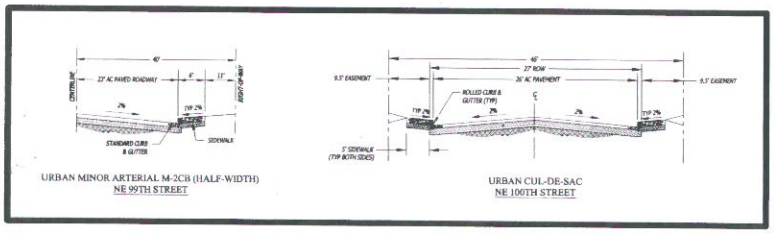
CLARK COUNTY DEPARTMENT OF ASSESMENT AND GIS DEVELOPER'S GIS PACKET

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA ANGLE
C1	9.50'	14.63'	88°17'45"
C2	35.50'	42.20'	68°07'08"
C3	35.50'	20.33'	32°48'47"
C4	35.50'	17.52'	28°16'49"
C5	35.50'	21.80'	35°09'25"
C6	35.50'	27.80'	44°51'05"
C7	35.50'	12.25'	19°46'27"
C8	35.50'	10.47'	16°53'55"
C9	35.50'	14.16'	22°50'46"

0 30 60 90

SCALE: 1" = 30'



LANDSCAPING NOTES:

NO SCREENING BUFFERS OF ANY TYPE ARE NECESSARY ON THIS SITE.

PLANTING STRIP SHALL BE IRRIGATED WITH AUTOMATIC CONTROLLED IRRIGATION SYSTEM.

PLANTER STRIP AT BACK OF WALK TO CONTAIN COLUMNAR NORWAY MAPLE, 1.5" CALIPER AT 30' APART CENTERED BETWEEN BACK OF WALK AND RIGHT-OF-WAY. TOTAL NUMBER OF TREES TO BE PLANTED = 13 GROUND COVER WITHIN BACK OF WALK TO RIGHT-OF-WAY FROM SW CORNER OF PROPERTY TO SE CORNER OF PROPERTY (4,250 SF) TO BE HICTOSTAPHYLOS UVA-URSI "MASSACHUSETTS" GINNOLINNICK. TOTAL NUMBER TO BE PLANTED = 1 GAL AS REQUIRED.

NOTES:

ACCORDING TO THE CLARK COUNTY GIS PACKET, THE SITE DOES NOT HAVE ANY:

FEMA DESIGNATED FLOOD PLAINS, FLOOD FRINGE OR FLOODWAY EXIST ON THE SITE.

DESIGNATED SHORELINE.

WATERCOURSES EXISTING ON THE SITE.

WATERBODIES OR KNOWN WETLANDS.

UNSTABLE SLOPES AND LANDSLIDE HAZARD AREAS.

SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES.

ACCORDING TO THE CLARK COUNTY GIS PACKET, THE SITE DOES HAVE A C-TRAN TRANSIT ROUTE WITHIN 600' FROM THE SITE (C-TRAN ROUTE #72).

LEGEND:

PROPOSED STORM MAIN
PROPOSED SANITARY SEWER MAIN
PROPOSED WATER MAIN
GATE VALVE
WATER METER
BEND
TEE
CROSS
BLOWOFF ASSEMBLY
FIRE HYDRANT
THRUST BLOCK
STORM MANHOLE
STORM CLEANOUT
STORM INLET
FLOW DIRECTION
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING POWER POLE
PROPOSED ASPHALT CONCRETE SURFACE
PROPOSED CEMENT CONCRETE SIDEWALK
SUBDIVISION BOUNDARY
RIGHT-OF-WAY LINE
PROPOSED LOT LINES
EXISTING ADJACENT PARCELS
CENTERLINE
EXISTING SANITARY MAIN
EXISTING WATER MAIN
EXISTING STORM DRAIN
EXISTING OVERHEAD POWER
EXISTING TELEPHONE
EXISTING CABLE TV
EXISTING FIBER OPTIC CABLE
EXISTING FENCE
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING STORM INLET

HARB ENGINEERING, INC.
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EMAIL: HARB@HARBENGINEERING.COM

HARB ENGINEERING, INC.

LISTED JANUARY 1, 2000

PHOENICIA SUBDIVISION

SHEET NAME:

PRELIMINARY PLAT & PRELIMINARY LANDSCAPE PLAN

DRAWN BY: W.L.H.

DESIGNED BY: G.G.H./W.L.H.

CHECKED BY: G.G.H.

SHEET #

3 of 5

PRELIMINARY NOT FOR CONSTRUCTION

\\Frontoffice\documents\Engineering Projects\CIVIL PROJECTS\PHOENICIA\dwg\PreliminPlat.dwg, 4/27/2006 3:12:36 PM