



**DEVELOPER & APPLICANT:** PARKLANDS AT CAMAS MEADOWS LLC  
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**EXHIBIT 21**

FOR ALL LOTS WITH ACCESS EASEMENTS NOTE:  
 PER TABLE 17.19.040-1 FOOT NOTE 2, SHARED ACCESS TO 1 OR 2 LOTS = 20' WIDE PRIVATE EASEMENT WITH 12'-20' PAVED, NO PARKING AND ALL LOTS SPRINKLERED.

**BOUNDARIES:**  
 BOUNDARIES ARE BASED ON SURVEY FROM MGS AND WETLAND BOUNDARY FROM ECOLOGICAL LAND SERVICES, INC. FINAL BOUNDARIES AND LOT LINES MAY CHANGE SLIGHTLY PRIOR TO FINAL ENGINEERING AND FINAL PLAT.

**PRELIMINARY PLAT AND BINDING SITE PLAN:**  
 REFER TO MASTER PLAN AND DEVELOPMENT AGREEMENT

**PRIVATE STREET PER PVT2**  
 30' PRIVATE R/W  
 20' PAVED ROAD WITH CURB AND GUTTER  
 NO PARKING BOTH SIDES  
 5' ATTACHED SIDEWALK WEST SIDE  
 CENTERLINE 240 LF  
 NW PARKLANDS TRAIL DR ASPHALT PAVING = 4,927 SF  
 PER TABLE 17.19.040-1-B TO MINIMIZE BUFFER IMPACTS, MINIMIZE STREET WIDTH & ATTACH SIDEWALK, ALL LOTS SPRINKLERED AS > 100' IN LENGTH.

**PRIVATE STREET PER PVT3**  
 42' PRIVATE TRACT R/W  
 28' PAVED ROAD WITH CURB AND GUTTER  
 5' DETACHED SIDEWALK ONE SIDE  
 NW 10TH FAIRWAY DR ASPHALT PAVING = 11,151 SF  
 NW PARKLANDS TRAIL DR ASPHALT PAVING = 6,541 SF  
 NW 17TH GREEN DR ASPHALT PAVING = 10,815 SF  
 NO PARKING ONE SIDE

**PRIVATE STREET PER PVT4**  
 48' PRIVATE R/W  
 28' PAVED ROAD WITH CURB AND GUTTER  
 5' PLANTER BOTH SIDES  
 5' DETACHED SIDEWALK BOTH SIDES  
 CENTERLINE 1480 LF  
 NW 16TH FAIRWAY CT ASPHALT PAVING = 11,194 SF  
 NW GOLF DR ASPHALT PAVING = 28,860 SF

ALL CUL-DE-SAC TURNAROUNDS PER ST36 FOR SPRINKLERED DEVELOPMENT WITH 30' PAVED & 5' ATTACHED SIDEWALK WITH OUTER SIDEWALK TURNAROUND RADIUS BULB = 35' 35' RADIUS CUL-DE-SAC BULB  
 30' PAVED CUL-DE-SAC BULB

**EXISTING CONDITION NOTES:**  
 NO EXISTING STRUCTURES ON SITE.  
 EXISTING FIRE HYDRANT LOCATION:  
 200' WEST OF SITE ON NW CAMAS MEADOWS DR.  
 375' SOUTH OF SITE ON NW LAKESPUR ST.

**GRADING NOTES:**  
 SEE THE GRADING PLAN FOR PROPOSED ON SITE GRADING.

**STREET NOTES:**  
 STREET LIGHTS AND STREET TREES TO BE DESIGNED BY OTHERS PRIOR TO FINAL PLAT.

STREET LIGHTS  
 PROPOSED ENTRY SIGN LOCATIONS  
 TRAIL ACCESS SIGNAGE

**CONSULTING ENGINEERING**  
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**DATE:** 09 JAN 2016

**PROJECT:** PARKLANDS EXECUTIVE SUBDIVISION AT CAMAS MEADOWS GOLF COURSE  
 PRELIMINARY PLAT RESIDENTIAL R-15

**SHEET R-1**

**GRAPHIC SCALE** 1"=60'  
 0 60 120