

PLAT NOTES

- A. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- B. THE STORMWATER FACILITY DETENTION POND TRACT C, THE PRIVATE ROAD, INCLUDING THE PARKING STALLS, TRACT C SHALL BE OWNED AND MAINTAINED BY THE HOA.
- C. THE WETLAND AND WETLAND BUFFER TRACT A, SHALL BE OWNED AND MAINTAINED BY THE HOA AND SHALL REMAIN IN ITS NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL. MAINTENANCE AND MONITORING OF THE WETLAND ARE PROVIDED WITH "THE MEADOWS SUBDIVISION PRELIMINARY WETLAND BUFFER MITIGATION PLAN," (JUNE 30, 2015) AS PREPARED BY THE RESOURCE COMPANY.
- D. THE FOLLOWING SETBACKS SHALL APPLY TO LOTS 3 AND 10: FRONT YARD 20-FEET, SIDE YARD 5-FEET, REAR YARD 25-FEET. ALL OTHER LOTS SHALL COMPLY WITH THE FOLLOWS SETBACKS: FRONT YARD 20-FEET, SIDE AND CORNER LOT REAR YARD 5-FEET, SIDE YARD FLANKING A STREET 20-FEET, REAR YARD 25-FEET.
- E. NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- F. BUILDING PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- G. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE PROVIDED BY THE CITY.
- H. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.
- I. STREET LIGHTING ON THE PRIVATE ROAD TRACT B SHALL BE METERED SEPARATELY AND MAINTENANCE AND OPERATION OF THOSE STREETLIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- J. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES.
- K. ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE HOA DOCUMENTS.
- L. ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE S.T.E.P. SYSTEMS FOR EACH LOT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- M. A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR ACCESS, INSPECTION AND MAINTENANCE OF THE WATER AND S.T.E.P. SANITARY SEWER SYSTEM OVER THE PRIVATE ROAD TRACT B.
- N. SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3065), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (30-397-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.
- O. THE HOMEOWNERS ASSOCIATIONS SHALL PRESERVE AND MAINTAIN THE LANDSCAPING WITHIN THE RESERVE STRIP CONSISTENT WITH THE APPROVED LANDSCAPE PLANS.

NARRATIVE

THE PURPOSE OF THE SURVEY IS TO SEGREGATE 14 RESIDENTIAL LOTS, 1 WETLAND TRACT, 1 ACCESS AND UTILITY TRACT, 1 STORMWATER FACILITY TRACT, AND DEDICATED ROAD RIGHT-OF-WAY FOR NW 43RD AVE. AND NW SIERRA STREET AS SHOWN. THE BEARING OF S88°01'51"E BETWEEN FOUND MONUMENTS ON CENTERLINE OF NW 43RD AVE. WAS HELD. A CONTROL TRAVERSE WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS AS SHOWN. THIS TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THIS TRAVERSE. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

LEGEND

- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP  
STAMPED "PLS 42700"
- FOUND MONUMENTS AS NOTED. TIED ON MAY 25, 2016.
- CALCULATED NOT SET
- + INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 42700" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE, NOT DISTANCE.
- AFN AUDITOR'S FILE NUMBER
- IR IRON ROD
- ℄ CENTERLINE
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- W/YPC WITH A YELLOW PLASTIC CAP
- ( ) RECORD DATA PER PLAT BK 311 PAGE 750
- PUE PUBLIC UTILITY EASEMENT
- ABANDONED SEPTIC TANK
- ABANDONED EXISTING WELL

LINE TABLE		
Line #	Length	Bearing
L1	6.59'	N1° 57' 56"E
L2	7.50'	N1° 57' 56"E
L3	11.68'	N5° 08' 54"E
L4	9.56'	N22° 06' 52"W
L5	8.64'	N85° 10' 01"W
L6	4.02'	N21° 55' 56"W
L7	15.80'	N19° 26' 45"W
L8	2.34'	S88° 02' 04"E
L9	13.46'	S43° 01' 51"E

LAND INVENTORY:

- A) TOTAL ACREAGE (SITE AREA)
- B) TOTAL DEVELOPED ACREAGE (SITE AREA-TRACT A)
- C) TOTAL LOT AREA (AREA OF LOTS 1-14)
- D) TOTAL INFRASTRUCTURE ACREAGE (TRACT B+TRACT C+43RD AVE. RIGHT-OF-WAY)
- E) TOTAL TRACT AREA (TRACT A+TRACT B+TRACT C)
- F) TOTAL ACREAGE OF CRITICAL AREAS (TRACT A)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00'	50°05'58"	43.72'	N70°38'20"E 42.34'
C2	50.00'	5°09'12"	4.50'	N68°22'10"E 4.50'
C3	50.00'	45°24'13"	39.62'	N43°05'27"E 38.59'
C4	50.00'	2°53'13"	2.52'	N58°22'28"E 2.52'
C5	50.00'	55°31'21"	48.45'	N88°30'43"E 46.58'
C6	50.00'	4°51'28"	4.24'	N58°19'18"E 4.24'
C7	50.00'	52°05'45"	45.46'	S84°27'57"E 43.91'
C8	84.00'	68°24'49"	100.30'	N46°10'28"E 94.45'

3.78 ACRES  
3.25ACREA  
2.21 ACRES  
  
0.94 ACRES  
1.44 ACRES  
0.526 ACRES

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	84.00'	6°49'07"	10.00'	N8°33'28"E 9.99'
C10	36.00'	86°49'02"	54.55'	N48°33'25"E 49.48'
C11	28.50'	90°00'00"	44.77'	N46°57'56"E 40.31'
C12	84.00'	13°14'11"	19.41'	S85°20'51"W 19.36'
C13	10.00'	27°54'50"	4.87'	N87°18'49"W 4.82'
C14	45.00'	36°05'21"	28.34'	S88°35'56"W 27.88'
C15	45.00'	38°11'50"	30.00'	S51°27'20"W 29.45'
C16	45.00'	40°39'39"	31.94'	S12°01'36"W 31.27'

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CURVE	RADIUS	DELTA	LENGTH	CHORD
C17	10.00'	27°54'50"	4.87'	S5°39'11"W 4.82'
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C20	36.00'	86°49'02"	54.55'	S48°33'25"W 49.48'
C21	19.00'	57°32'12"	19.08'	N62°54'34"E 18.29'
C22	88.00'	8°06'35"	12.46'	S83°58'34"E 12.45'
C23	112.00'	4°00'12"	7.83'	S81°55'23"E 7.82'
C24	112.00'	4°06'23"	8.03'	S85°58'40"E 8.03'

UTILITY AND SIDEWALK EASEMENTS

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL ALL LOTS AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, T.V., CABLE, WATER, SANITARY SEWER AND OTHER UTILITIES AS NOTED. ALSO A SIDEWALK EASEMENT IS RESERVED AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO THE PUBLIC AND PRIVATE STREETS.

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