CITY OF CAMAS REQUIRED NOTES BELZ PLACE N 48°16'34" W 1. A HOMEOWNER'S ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE C.C. & R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. 2. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WITHIN THIS SUBDIVISION WILL N 64°15'56" E NW 23RD CIR. PHASE 1 CALCULATED N 29°24'44" E 22.94' N 49°12'38" W 24.21' __ INTERSECTION <u>N 8</u>8°4<u>8</u>'14" W [(SEE PG.1) NW 23RD AVE. $\gtrsim 5$ N 49°12′38″ W 24.21′ N 45°44′11″ E 31.00′ FINAL OCCUPANCY PERMITS WILL NOT BE ISSUED BY THE CITY OF CAMAS BUILDING DEPARTMENT <u>N</u>88<u>48</u>'14" W UNTIL ALL SUBDIVISION IMPROVEMENTS, INCLUDING IMPROVEMENTS WITHIN TRACT D, ARE COMPLETED (REF#5) AND ACCEPTED BY THE CITY OF CAMAS. N 88°48'14" W /315.72' A SUBDIVISION IN THE SOUTH 1/2 OF THE SW 1/4 SEC. 3, T1N, R3E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON L9 N 72°42'38" W 20.00' 4. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, FIRE IMPACT FEES, AND L10 N 00°41′57″ E 23.90′ L11 N 00°41′57″ E 23.60′ SCHOOL IMPACT FEES. PARK AND OPEN SPACE IMPACT FEES ARE WAIVED PURSUANT TO THAT 16.88' R/W AGREEMENT DATED JANUARY 10, 2001 AND RECORDED UNDER AUDITORS FILE NO. 3281685, , DEDICATION L12 N 11°49'19" E CITY OF CAMAS MINOR MODIFICATION TO BELZ PLACE SUBDIVISION FINAL ORDER #SUB05-14 EASEMENT RECORDS OF CLARK COUNTY, WASHINGTON. EACH NEW DWELLING WILL BE SUBJECT TO THE L13 N 25°44′04" W 6.08' PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE. **→** -55.55' **→** MARCH 2016 L14 N 56°30'41" E AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE 4.00' ENTRY L16 N 48*16'34" W L17 N 43*15'21" W L18 N 88*48'24" W PROTECTION ASSOCIATION (NFPA) STANDARD 13D ARE REQUIRED IN ALL STRUCTURES ACCESSED OFF EASEMENT 20.00' 30.04' 44.00' 39.87' 20.00' 28.94' 20.00' 11.89' STREETS WITH A 52 FOOT RIGHT-OF-WAY WIDTH AND A 28 FOOT PAVED STREET WIDTH. 6. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE L19 N 88'48'24" W 12.40' 9,495 SQ. FT. OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES L20 N 37*12'00" E 5.36' SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS 96.00' 14.86' DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MINIMUM MUNICIPAL CODE CHAPTER 16.31.150. BUILDING SETBACKS 9,278 SQ. FT. THE DEVELOPER OF LOT 48. A PENINSULA—CONFIGURED LOT. SHALL BE MADE AWARE OF ADDITIONAL (UNLESS NOTED OTHERWISE) LAND USE RESTRICTIONS FOR BUILDING OF FENCING, RETAINING WALLS AND ACCESSORY STRUCTURES 45.00' 96.64' AS PROVIDED IN CAMAS MUNICIPAL CODE CHAPTER 18.17 — SUPPLEMENTAL DEVELOPMENT __14.00' FRONT YARD (F) 45.00' 24.34' 25.00' 21.89' 126.00' 57.94' 126.00' 19.26' 126.00' 38.68' STANDARDS. THE FRONT OF THIS LOT SHALL BE ALONG NW. ROLLING HILLS DR. ┌─18.00' GARAGE SETBACK 10.50' R/W N 88°48'14" W 57.00' | DEDICATION 10.00' S.W.E. THE PLAT BOUNDARY ALONG THE NORTHERLY LOT LINE OF TRACT A, THE REAR LOT LINES OF LOTS 27 THROUGH 33. THE REAR LOT LINE OF TRACT D, AND THE REAR LOT LINES OF LOTS 35 AND 36, NW ROLLINGSHILLS DR. N 88°48'24" W 55,04' -N 88°48'24" W ABUTS AN EXISTING OFFSITE WETLAND CRITICAL AREA. SAID LOT OWNERS SHALL INSTALL AND | 120.00 | 38.68 | 120.00' | 28.31' | 120.00' | 44.69' | 234.00' | 31.67' | 234.00' | 50.74' | N 88°48'24" W 90.1 MAINTAIN CONTINUOUS FENCING ALONG SAID PLAT BOUNDARY IN ACCORDANCE WITH CITY OF CAMAS REQUIRED SPECIFICATIONS FOR WETLAND AREAS. THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE , RECORDS OF CLARK COUNTY, WASHINGTON, RECORDED 234.00' 9.66' TRACTN 88°48'14" W 57.00' N 36.17' W 186.00' 32.03' 5.00' SIDE YARD 5.00' SIDE YARD 20.00' 29.86' 10. NO MORE THAN TWO IMMEDIATELY ADJACENT HOMES WITH FRONT-YARDS ON A COMMON STREET (18.00' STREET SIDE YARD (SS)) (18.00' STREET SIDE YARD (SS 50.00' 47.37' 100.00' 83.45' —10.00'S.W.E. SHALL BE TWO (2) OR MORE STORIES IN HEIGHT; A HOME OF LESS THAN TWO (2) STORIES SHALL C40 47°48'55" SEPARATE EACH SET OF TWO IMMEDIATELY ADJACENT TWO (2) STORY HOMES WITH FRONT-YARDS ON 8,356 SQ. FT. 8,604 SQ. FT. A COMMON STREET; PROVIDED, THAT A HOME OF ONE AND ONE-HALF (1-1/2) STORY SHALL NOT CONSTITUTE A TWO (2) STORY HOME. 15.00' P.S.S.E. — 7,591 SQ. FT. / 88°48'24" W 91 17' 17.50' REAR YARD N 88°48'24" W 101.48' PUBLIC UTILITY & SIDEWALK EASEMENTS (5.00' REAR YARD CORNER LOT) DETAIL "A" NOT TO SCALE **LEGEND** 88°48'14" W 91.03' A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND ALL OF TRACT B, AND A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTAGES OF ALL LOTS AND TRACTS WITHIN THIS PLAT, AND LOTS 10, 11, AND 12 FRONTAGE TO 8,306 SQ. FT. 8,217 SQ. FT. TRACT B. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, FOUND MONUMENT AS DESCRIBED OPERATING AND MAINTAINING OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. ALSO, A PUBLIC SIDEWALK BE SET AFTER THE RECORDING OF THIS FINAL PLAT EASEMENT IS RESERVED OVER, UNDER AND UPON A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTAGES OF ALL LOTS 7,506 SQ. FT. BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY — NOT DISTANCE) EASEMENT PROVISIONS ● SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) N 88°48'24" W 128.56' DURING THIS SURVEY 8,264 SQ. FT. TAPER + NW 22ND AVE. B.S.L. BUILDING SETBACK LINE BEGIN -NW 22ND AVE. 1. A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "B" AND A PORTION 10,663 SQ. FT. OF LOT 10 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE __ <u>N 88°48'51" W</u> PUBLIC TRAIL EASEMENT N<u>8</u>8°4<u>8'24" W 1</u>95<u>.77</u>' PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC 8,604 SQ. FT. N 88°48'16" W _ PUBLIC SANITARY SEWER EASEMENT 2. A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER, AND UPON A PORTION OF TRACT "A" AS S.W.E. STORM WATER EASEMENT (PRIVATE) SHOWN HEREON IS RESERVED FOR AND GRANIED TO THE CITY OF CAMAS FOR THE PURPOSE OF N 88°48'24" W 147.10' CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SANITARY SEWER REFERENCE EASEMENT PROVISION NOTE FRONT YARD SETBACK 3. A PUBLIC STORM WATER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "A" IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM THE STREET SIDE YARD SETBACK PUBLIC RIGHT-OF-WAY AND FOR INSPECTION OF THE STORM WATER DETENTION FACILITIES LOCATED THEREON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, PLAT BOUNDARY MAINTENANCE, AND REPAIR OF ALL STORM WATER FACILITIES WITHIN TRACT "A". EXISTING TAX LOT LINE 7,000 SQ. FT. 4. A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON A PORTION OF TRACT "A" AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN CENTERLINE RIGHT-OF-WAY ACCESS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND 44 8,234 SQ. FT. REPAIR OF THE PUBLIC TRAIL INFRASTRUCTURE WITHIN TRACT "A". LOT LINE AND RIGHT-OF-WAY MARGIN N 88'48'24" W 109.52 10,386 SQ. FT. 5. A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 19 AS SHOWN HEREON IS EXISTING RIGHT-OF-WAY MARGIN RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND _____ EASEMENT (AS NOTED) REPAIR OF THE PUBLIC TRAIL INFRASTRUCTURE WITHIN THE EASEMENT AREA. BUILDING SET BACK LINE ___ __ __ __ ___ 8,130 SQ. FT. 6. A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 36 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND 7,000 SQ. FT. REPAIR OF THE PUBLIC TRAIL INFRASTRUCTURE WITHIN THE EASEMENT AREA. -10.00' S.W.E. (7) 7. A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 10 AS SHOWN 8,211 SQ. FT. HEREON IS RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 7. THE OWNER(S) OF LOT 7 _N 88°48'24" W AND LOT 10 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER FACILITIES THEY HAVE BENEFIT OF USE. 3,237 SQ. FT. N 88°48'24_" W 164.74' TRACT NOTES SEE DETAIL "A" 8. A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "B" IS RESERVED FOR SCALE: 1" = 40'AND GRANTED TO THE OWNER(S) OF LOT 7. THE OWNER(S) OF LOT 7 SHALL BE RESPONSIBLE FOR (1) 15.00' P.S.S.E. THE MAINTENANCE AND REPAIR OF THE STORM WATER FACILITIES THEY HAVE BENEFIT OF USE. 6.00' B.S.L.-120 1. TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORM WATER 9. A PRIVATE ACCESS AND UTILITIES EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "B" IS 7,829 SQ. FT. DETENTION FACILITY, PUBLIC UTILITIES, AND PUBLIC TRAIL, AND IS TO BE OWNED, RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 10 AND 11. THE OWNERS OF SAID LOTS SHARED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. SHALL SHARE EQUALLY THE RESPONSIBILITY FOR THE MAINTENANCE AND REPAIR OF THE ACCESS INFRASTRUCTURE WITHIN TRACT "B" AND SHALL BE INDIVIDUALLY RESPONSIBLE FOR THE NW 21ST CT· + 2. TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION WITH THE MAINTENANCE AND REPAIR OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE. BASIS OF BEARINGS RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, AND PUBLIC UTILITIES, AND IS TO BE OWNED, SHARED, AND 8,001 SQ. FT. 10. A SUBDIVISION ENTRY EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 1, 6, AND 48, AS 8,585 SQ. FT. 10,883 SQ. FT. MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF LANDSCAPING AND SIGNAGE. THE HOA SHALL BE RESPONSIBLE FOR THE RECORD OF SURVEY BY OLSON ENGINEERING, INC (40-172) 3. TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION WITH THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE FROM MAINTENANCE OF THE EASEMENT AREA INCLUDING LANDSCAPING AND SUBDIVISION ENTRY SIGNAGE. RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE COMMUNITY CLARK COUNTY GPS CONTROL NETWORK POINTS #0055 AND #0076. RECREATION FOR HOMEOWNERS ASSOCIATION MEMBERS AND IS TO BE OWNED, 11. A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 19 AS SHOWN SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. HEREON IS RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 18. 7,506 SQ. FT. 9,040 SQ. FT. 7,955 SQ. FT. PG. 2 OF 3 JOB# 6382.07.01 LAND INVENTORY EXISTING COPYRIGHT 2016, OLSON ENGINEERING, INC. 8,000 SQ. FT. FILE: J:\DATA\6000\6300\6380\6382\SURVEY\PLAT\6382.S.FPLAT_PG1.DWG WETLAND TRACT D TOTAL DEVELOPED ACREAGE: 14.25 AC. TOTAL INFRASTRUCTURE AREA (INCLUDES ALL R/W, TRACTS A & B, SEWER EASEMENT LOT 10): 4.57AC. TOTAL RECREATIONAL OPEN SPACE (INCLUDES TRAIL EASEMENTS OVER TRACT A, LOT 13 & 36): 0.14 AC.