WINDUST MEADOWS P.R.D. PHASE 1

NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SEC. 2, TWP. 1 N., RGE. 3 E., W.M., AND THE SW 1/4 AND SE 1/4 OF THE SE 1/4 OF SEC. 35, TWP. 2 N., RGE. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON

APPROVED UNDER CITY OF CAMAS FINAL DECISION FOR WINDUST MEADOWS P.R.D. FILE NO. SUB#06-02, AND MINOR MODIFICATION FILE NO. MINMOD15-03, AND MINOR MODIFICATION FILE NO. MINMOD16-06

AUGUST 2016

N 88°36'32" W 700.00' <u>/6</u>\10.00' S.W.E.− 11,005 S.F. 10,877 S.F. 12,430 S.F. N 88°26'46" W 107.76'— _N 88°30′45″ W 89.31′ → 5.00′ | 5.00 ├- 10.00' S.W.E. /6\ 8,732 S.F. N 88°30'45" W N 88°26'46" W 97.95' TR - C N 88'30'45" W 109.44' NE. 39TH CT. N 88°30'45" W 109.47'| 8 N 88°30'45" W N 88°26'46" W 108.81'— └─*N 88°30'45" W 105.79*' -N 88°30'45" W 105.31' N 88°30'45" W 65.55' 7,075 S.F. V 88°30'45" W 116.85' -PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS WITH THIS FINAL PLAT | 15.00' P.S.S.E. | N 88°30′45″ W 235.48′

N 88°30'45" W 167.61

N 88°30′45″ W 101.65′

-N 88°30'45" W 100.09'

<u>_N 88°30'45" W 100.11' _</u>

-N 88°30'45" W 100.20

3,999 S.F.

—N 88°30'45" W 100.23'.

/6\ 10.00' S.W.E. ⋅

NE. WOODBURN DR. N 88°30'45" W 159.08'

—N 88°30'45" W 100.13' ₋

-N 88°30'45" W 100.25'

—N 88°30'45" W 100.27'

—N 88°30°45" W 100.29° ₋

45.40' N 88°30'45" W

N 88°30'45" W 87.00'

N 88°30′45″ W\87.00′

√N 88°30′45″W 92.00′

-N 88°30'45" W 100.00'.

−N 88°30′45" W 100.00′

—N 88°30'45" W 100.00' -

—N 88°30'45" W 100.00'.

NE. 37TH AVE.

N<u>8</u>8°3<u>0</u>′45" W 126.00′

N 88°30'45" W

& P.T.E.

7,697 S.F.

N 88°26'46" W 101 70'-

N 88°26'46" W 107 95'-

7,596 S.F.

N 88°26'46" W 108.00'—

N 88°26'46" W 108.00'—

N 88°26'46" W 108.00'—

N 88°26'46" W 108.00'—

10.00' S.W.E. <u>/6</u>

NE. 38TH AVE.

N 88°30'45" W

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	N 88°30'45" W	23.27'		
L2	N 01°29'15" E	14.00'		
L3	N 53°13'16" W	24.93'		
L4	N 53°13′16″ W	20.00'		
L5	N 63°57'33" E	20.00'		
L6	N 63°57'33" E	44.01'		
L7	N 41°48'19" W	38.84		
L8	N 41°48′19″ W	44.81'		
L9	N 71°42′11" W	15.00'		
L10	N 88°30'45" W	4.06'		
L11	N 06°52'26" W	8.34		

	CONVE TABLE				
CURVE	DELTA ANGLE	RADIUS	LENGTH		
C1	9°33'57"	474.00'	79.14		
C2	<i>3*53'59"</i>	474.00'	32.26'		
C3	5°39'58"	474.00'	46.88'		
C4	26°57′56″	44.00'	20.71		
C5	106°40'22"	20.00'	37.24'		
C6	27°43′04″	43.00'	20.80'		
<i>C7</i>	27°43′04″	43.00'	20.80'		
C8	17°45'10"	20.00'	6.20'		
C9	14°33'45"	20.00'	5.08'		
C10	3°11'25"	20.00'	1.11'		
C11	12°01′29″	96.00'	20.15		
C12	15°36′18"	96.00'	26.15		
C13	8°25'40"	470.00'	69.13'		
C14	0°49'43"	470.00'	6.80'		
C15	7°40′07″	522.00'	69.86'		
C16	0°07'53"	522.00'	1.20'		
C17	<i>3°10'09"</i>	522.00'	28.87'		
C18	97°36′08″	15.00'	25.55		
C19	49°24'45"	15.00'	12.94'		
C20	48°11'23"	15.00'	12.62'		
C21	81°38′19"	15.00'	21.37'		
C22	43°06'01"	20.00'	15.04		
C23	26°53'44"	43.00'	20.18'		
C24	15°16'27"	43.00'	11.46'		
C25	43°06'01"	20.00'	15.04		

TRACT NOTES

1110.95'

N 88°30'45" W 1056.26'

N 88°30'45" W 1020.00

18.58 AC.

10.91 AC.

7.36 AC.

0.80 AC.

0.03 AC.

- 1. TRACTS "A", "B", "D", "E", "G", "H", "L", "M", AND "O" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
- 2. AN EQUAL AND UNDIVIDED INTEREST IN TRACT "C" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 AND 5 WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. SAID LOT OWNERS SHALL SHARE EQUALLY THE MAINTENANCE FOR THE PRIVATE ACCESS IMPROVEMENTS, AND EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY THE HAVE BENEFIT OF USE.
- 3. TRACT "F" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE PARKING AND LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE
- 4. TRACT "N" IS HEREBY CONVEYED TO THE CITY OF CAMAS WITH THE RECORDING OF THIS FINAL PLAT. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL UTILITIES AND IMPROVEMENTS WITHIN THIS TRACT UNTIL SUCH TIME THAT PUBLIC ROAD IMPROVEMENTS ARE CONSTRUCTED.
- 5. TRACT "P" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORMWATER DETENTION FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORMWATER
- 6. TRACT "T" IS HEREBY CONVEYED TO THE CITY OF CAMAS WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF SANITARY SEWER. THE H.O.A. SHALL BE RESPONSIBLE FOR THE LANDSCAPE AND ACCESS INFRASTRUCTURE MAINTENANCE WITHIN THIS TRACT AND THE CITY OF CAMAS SHALL OWN AND MAINTAIN THE SANITARY SEWER FACILITIES WITHIN THIS TRACT.

PUBLIC UTILITY & SIDEWALK EASEMENTS

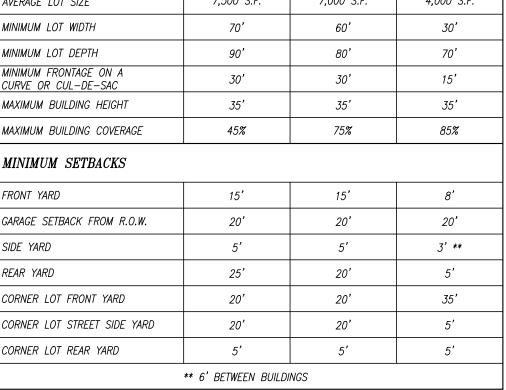
A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTAGES OF ALL LOTS AND TRACTS WITHIN THIS PLAT. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. ALSO, A PUBLIC SIDEWALK 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 AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

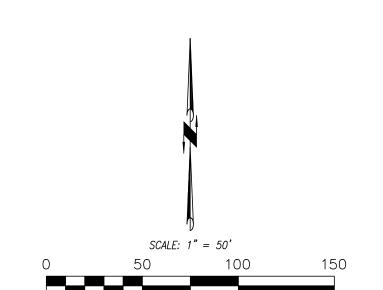
EASEMENT PROVISIONS

- 1. A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 21 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF OWNING, INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING A PUBLIC SANITARY SEWER SYSTEM.
- 2. A PUBLIC TRAIL EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 21 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY O CAMAS FOR THE PURPOSE OF PEDESTRIAN ACCESS. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC PEDESTRIAN TRAIL INFRASTRUCTURE WITHIN THE EASEMENT
- 3. A PUBLIC STORMWATER EASEMENT OVER, UNDER, AND UPON ALL OF TRAC "P" IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORMWATER CONVEYANCE FROM THE PUBLIC RIGHT-OF-WAY AND FOR INSPECTION OF THE STORMWATER DETENTION FACILITIES LOCATED THEREON. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORMWATER FACILITIES WITHIN TRACT "P".
- 4. A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 1 THROUGH 21, AND 30 THROUGH 39, INCLUSIVE, WHERE SEPTIC TANK EFFLUENT FILTER (S.T.E.F.) SYSTEMS ARE INSTALLED ON SAID LOTS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR T PURPOSE OF INSPECTION AND MAINTENANCE OF SAID S.T.E.F. SYSTEMS. INDIVIDUAL OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND REPAIR OF SAID S.T.E.F. SYSTEMS. (NOT SHOWN)
- 5. A PRIVATE ACCESS AND STORMWATER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "T" IS RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) FOR THE PURPOSE OF ACCESS TO TRACT "P" AND FOR STORMWATER FACILITIES. THE H.O.A. SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORMWATER FACILITIES WITHIN TRACT "T".
- 6. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS O LOT 1, LOTS 5 THROUGH 7, LOTS 17 THROUGH 31, LOTS 148 THROUGH 162, AND TRACT "C" AS SHOWN HEREON, IS RESERVED FOR AND GRANTEL TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING A PRIVATE STORMWATER SYSTEM.
- 7. A PRIVATE INGRESS EGRESS ACCESS EASEMENT OVER AND UPON A PORTION OF LOT 31 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) FOR THE PURPOSE OF ACCESSING H.O.A. OWNED TRACT "O".

8.00'

SINGLE-FAMILY SINGLE—FAMILY $(R-7.5 \ PERIMETER) \mid (R-7.5 \ FLEXIBLE)$ LOT STANDARDS (HIGH-DENSITY) LOTS 2-4, 8-13, LOTS 1, 5–7, LOTS 136-178 *32–39, 125* 7,000 S.F. 4,000 S.F. MINIMUM LOT WIDTH MINIMUM LOT DEPTH MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC MAXIMUM BUILDING HEIGHT MAXIMUM BUILDING COVERAGE *85%* MINIMUM SETBACKS GARAGE SETBACK FROM R.O.W. CORNER LOT FRONT YARD CORNER LOT STREET SIDE YARD







PG. 2 OF 3 JOB# 9245.01.01

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LEGEND

P.T.E. PUBLIC TRAIL EASEMENT

P.S.S.E. PUBLIC SANITARY SEWER EASEMENT

S.W.E. STORM WATER EASEMENT (PRIVATE)

LOT LINE AND RIGHT-OF-WAY MARGIN

A.S.N. ASSESSOR'S SERIAL NUMBER

(R) RADIUS OR RADIAL

TR TRACT

—— —— PLAT BOUNDARY

— CENTERLINE RIGHT-OF-WAY

— — EXISTING RIGHT-OF-WAY MARGIN

---- BUILDING SET BACK LINE

— – – — SECTION SUBDIVISION LINE

---- EXISTING TAX LOT LINE

• FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS NOTED

OTHERWISE (SEE PAGE 1 - FOUND CORNER MONUMENT NOTES)

© 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO

+ BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN

● SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686)

CURB ON A PROJECTION OF THE LOT LINE AFTER THE RECORDING OF

BE SET AFTER THE RECORDING OF THIS FINAL PLAT

(GOOD FOR LINE ONLY — NOT DISTANCE)

TOTAL ACREAGE (PHASE 1): TOTAL DEVELOPED ACREAGE (TOTAL AC. LESS TRACTS A, B, D, E, G, H, L, M, O): TOTAL LOT AREA (LOTS 1-39, 125, 136-178): TOTAL INFRASTRUCTURE AREA (ALL R/W, TRACTS P & T):

TOTAL TRACT AREA (TRACTS A, B, C, D, E, F, G, H, L, M, N, O): TOTAL RECREATIONAL OPEN SPACE (TRAIL EASEMENT LOT 21):