

WINDUST MEADOWS P.R.D. PHASE 2

A SUBDIVISION IN THE
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

LAND INVENTORY

TOTAL ACREAGE (PHASE 2): 30.48 AC.
TOTAL DEVELOPED ACREAGE (TOTAL AC. LESS TRACTS H, J, Q, R): 20.05 AC.
TOTAL LOT AREA (LOTS 40-124, 126-135): 14.33 AC.
TOTAL INFRASTRUCTURE AREA (ALL R/W, TRACT S): 5.57 AC.
TOTAL TRACT AREA (TRACTS H, J, Q, R): 10.45 AC.
TOTAL CRITICAL AREAS (WETLANDS, STREAM, AND BUFFERS): 1.97 AC.
TOTAL RECREATIONAL OPEN SPACE (TRACTS J, Q): 2.56 AC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°53'01" W	0.98'
L2	N 01°29'15" E	14.00'
L3	N 01°29'15" E	6.00'
L4	N 88°30'45" W	7.08'
L5	N 45°17'54" W	17.00'
L6	N 74°18'25" E	15.00'
L7	N 88°30'45" W	7.08'
L8	N 88°30'45" W	7.08'
L9	N 45°17'54" W	8.49'
L10	N 45°17'54" W	8.31'
L11	N 39°53'01" W	31.80'
L12	N 88°30'45" W	10.41'
L13	N 22°43'02" W	19.58'
L14	N 57°30'01" W	22.64'
L15	N 77°22'32" W	22.50'
L16	N 88°30'45" W	22.62'
L17	N 65°11'28" E	15.10'
L18	N 77°22'32" W	17.57'

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	1°51'55"	96.00'	23.22'
C2	1°20'29"	96.00'	20.15'
C3	1°10'39"	96.00'	28.78'
C4	88°44'11"	10.00'	15.49'
C5	47°12'55"	10.00'	8.24'
C6	27°08'50"	43.00'	15.67'
C7	47°12'55"	10.00'	8.24'
C8	90°00'00"	10.00'	15.71'
C9	82°02'38"	43.00'	6.26'
C10	27°43'04"	43.00'	20.80'
C11	27°43'04"	43.00'	20.80'
C12	5°36'15"	43.00'	4.21'
C13	62°38'33"	20.00'	21.85'
C14	50°46'19"	20.00'	17.72'
C15	11°48'13"	20.00'	4.13'
C16	48°50'50"	20.00'	17.05'
C17	88°49'14"	20.00'	13.53'
C18	4°43'17"	276.00'	22.74'
C19	34°22'17"	20.00'	12.00'
C20	39°44'55"	43.00'	29.83'
C21	10°43'20"	43.00'	8.05'
C22	27°03'42"	43.00'	20.31'
C23	39°58'26"	43.00'	30.00'
C24	50°35'09"	20.00'	17.66'
C25	17°45'10"	20.00'	6.20'
C26	33°33'02"	43.00'	25.18'
C27	10°43'20"	43.00'	20.19'
C28	28°09'01"	43.00'	21.13'
C29	58°28'25"	20.00'	20.76'
C30	43°06'01"	20.00'	15.04'
C31	27°43'04"	43.00'	20.80'
C32	28°59'20"	43.00'	19.50'
C33	43°06'01"	20.00'	15.04'
C34	48°37'44"	13.00'	11.03'
C35	13°52'53"	40.00'	9.69'
C36	13°52'53"	20.00'	4.85'
C37	46°20'23"	22.50'	18.20'
C38	46°20'23"	42.50'	34.37'
C39	92°15'23"	20.00'	32.20'
C40	91°25'12"	5.00'	7.98'
C41	25°11'56"	24.00'	10.56'
C42	60°56'02"	20.00'	21.27'

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 FRONTS 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 FRONTS OF ALL LOTS AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

EASEMENT PROVISIONS

- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 40 THROUGH 124, 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 THE 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)
- A PUBLIC STORMWATER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "S" 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 "S".
- A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 53 THROUGH 54, LOTS 62 THROUGH 68, LOTS 76 THROUGH 77, AND LOTS 126 THROUGH 135, INCLUSIVE, AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING A PRIVATE STORMWATER SYSTEM.

TRACT NOTES

- TRACT "H" IS 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.
- TRACTS "T" AND "K" ARE 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 H.O.A.
- TRACT "Q" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF RECREATIONAL OPEN SPACE, PRIVATE PARKING, AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL RECREATIONAL IMPROVEMENTS INSTALLED WITHIN SAID TRACT.
- TRACT "J" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF RECREATIONAL OPEN SPACE AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL RECREATIONAL IMPROVEMENTS INSTALLED WITHIN SAID TRACT.
- TRACT "R" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE, STORM FACILITIES, AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL STORMWATER FACILITIES WITHIN THIS TRACT.
- TRACT "S" 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 FACILITIES WITHIN THIS TRACT.

BUILDING SETBACK NOTE

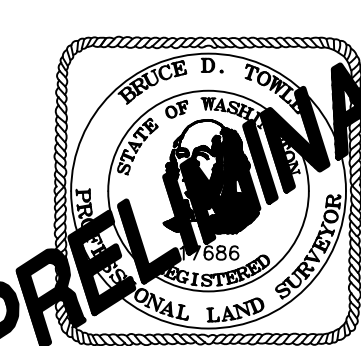
BUILDING SETBACK LINES FOR LOTS 87 AND 90 ARE SUBJECT TO PROTECTED OREGON WHITE OAK TREE DRIP LINES, AS SHOWN HEREON.

LEGEND

- 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 BE SET AFTER THE RECORDING OF THIS FINAL PLAT
- BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN CURB ON A PROJECTION OF THE LOT LINE AFTER THE RECORDING OF THIS FINAL PLAT (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- S.W.E. STORM WATER EASEMENT (PRIVATE)
- A.S.N. ASSESSOR'S SERIAL NUMBER
- TR TRACT
- (R) RADIUS OR RADIAL
- PLAT BOUNDARY
- LOT LINE AND RIGHT-OF-WAY MARGIN
- CENTERLINE RIGHT-OF-WAY
- EASEMENT (AS NOTED)
- BUILDING SET BACK LINE
- SECTION SUBDIVISION LINE
- EXISTING TAX LOT LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY MARGIN
- EXISTING WETLAND
- EXISTING STREAM
- WETLAND/STREAM BUFFER

LOT STANDARDS			
	SINGLE-FAMILY (R-7.5 PERMITS) LOTS 100-109	SINGLE-FAMILY (R-7.5 FLEXIBLE) LOTS 40-99, 110-124	SINGLE-FAMILY (HIGH-DENSITY) LOTS 126-135
AVERAGE LOT SIZE	7,500 S.F.	7,000 S.F.	4,000 S.F.
MINIMUM LOT WIDTH	70'	60'	30'
MINIMUM LOT DEPTH	90'	80'	70'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	30'	30'	15'
MAXIMUM BUILDING HEIGHT	35'	35'	35'
MAXIMUM BUILDING COVERAGE	45%	75%	85%
MINIMUM SETBACKS			
FRONT YARD	15'	15'	8'
GARAGE SETBACK FROM R.O.W.	20'	20'	20'
SIDE YARD	5'	5'	3' **
REAR YARD	25'	20'	5'
CORNER LOT FRONT YARD	20'	20'	35'
CORNER LOT STREET SIDE YARD	20'	20'	5'
CORNER LOT REAR YARD	5'	5'	5'

** 6' BETWEEN BUILDINGS



08/09/2016

PG. 2 OF 3 JOB# 9245.01.01
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