CYING, INC. (360) 694–3313 $\frac{Design}{Drawn}/JGS/BC$ MARCH 2014 816-3689

CLARK COUNTY, WA SITE AREA:

tion.

AS SHOWN Scale: Project Number: 286

Drawing Date: OCT 2018

Sheet 2 of 9 Sheet(s)

MAX. LOT COVERAGE: 40% MAX. BLDG. HEIGHT: 35'

ALL PROPOSED BUILDING ENVELOPES ARE LARGE ENOUGH TO FIT A 40 FOOT x 40 FOOT BUILDING FOOT PRINT.

286/: Preliminary. pro

TABLE 18.09.040

SIDE STREET:

SIDE INTERIOR:

FRONT:

MINIMUM SETBACKS:

OWNED &

HOA

9.26 ACRES

\mathbf{O}_{I}	OMIT	JAL ANLAS.	11011	•	ALIGNMENT & FIE	LLD DATA:	
ΩE	REC	OPENSPACE	0 31	ACRES		ER & GLAESI	
O1	NLC.	OI LINSI ACL	0.51	ACKLS	SOIL TYPE(s): <i>Hcb</i> ,	HYDROLOGIC	GROUP:
					Hcb,	PoB & PoD	C
					SOILS TESTING BY:		
ities	showr	are approximate	e only from u	ıtility	RAPID SOIL	SOLUTIONS	(503) 8
		at the 'site. Con		verity	SITE LOCATION:	CIADE COUNT	'V 147A

1,315 sf

25\', 46"\ W TRACT 'B' (6,706 sq.ft. (*9,000*, *sq.ft*.) 89° 41'15"E \36.1\4 50.24 -101-7-1 TRACTIG $S \ 1^{\circ} \ 26'14'' \ W \ 70.01'$ THERMO-O-LOC 6 6,010 sq.ft. TAX LOT 47 7,510 sq.ft. 6,895 sq.ft. 125634-000 (9,000 sq.fit. --100--0-----104-0---S\89\4\'\15"\W\128.57' 43231 6,000 sq.ft. 6,367 sq.ft. -*-140-0----*(9,000 sq.ft **28° 8** 6,090 sq. ft. 6,179 sq.ft. 6,011 sq.ft. 6,023 sq.ft. **9** 7,389 sq.ft. 9,000 sq.ft. AREA OF 15% - 20% SLORES TRACT "A" 6,714 sq.ft. 6,670-sq.ft. 6,750 sq.ft. 23 6,000 sq.ft. **BLDG** 6,000 sq.ft. 6,142 sq.ft. 7,111 sq.ft. 14 15 9,000 sq.ft. **WINCHESTER HILLS** 12 HOMEOWNER 17. TRACT 'A' 60.0 60.0 126042-360 60.1 6,048 sq.ft 21 19 190.1' ---99-9-\---3 L-80-0-1 6,146 sq.ft. 6,000 sq.ft. 6,803 sq.ft. TRACT 'E' 6,529 sq.f

18

STØ. PARKING SPACES

TAX LOT 11

986033-031

EX. 30' EASEMENT PER AF#G415045

TAX LOT 12

986033-032 EX. T-21 TRAIL - 5' SIDEWALK

BRECKENRIDGE SUBDIVISION

LENAR HOMES

GRAPHIC SCALE

(IN FEET

TRACT 'I'

9,000 sq.ft.

DRIVEWAY TO LOT 36

MIN. 110' FROM INTX.

1 inch = 50 ft.

NW 18th STREET (PUBLIC)

─ 12.5' LANDSCAPE/SIGN TRAC

WOODWARD

TAX LOT 58

125645-000

YOUNG

TAX LOT 12

92231-050

40° x 40° BLDG

TAX LOT 10

986033-030

TRACT 'F'

STORMWATER

FACILITIES &

PARKING

(11,845 sq.ft.)

THERE IS AN EX. FIRE HYDRANT WITHIN 500'

EX. FIRE HYDRANT WITHIN 500'

6,816 sq.ft.

IEX SINGLE FAMILY
AESIDENCE TO
BE REMOVED

STORMWATER

(23,887 sq.ft.)

986033-034

TAX LOT 13

98603-303

84 TOJXAT.X3

(TO BE REMOVED)

382N 89° 29' 423" W 192.81'

TAX LOT 14 \$ 4° 25' 46' W_{15th} 99.2'

EX. 30' EASEMENT-

PER AF#G41504A

125635-000

FACILITIES

ÉX. FIRE HYDRANT

WITHIN 500"

TAX LOT 76

201st (PUBLIC

WESTON INVESTMENTS

TAX LOT 12

126936-000

N 89° 29' 23" W 96.0' -

126042-152

6,771 sq.f

6,250 sq. ft.

10' LANDSCAPE TRACT TRACT A'

5,900 sg.ft.

<u>- - i 60. d</u>

TAX LOT 48 (ASSESSORS PARCEL NUMBER 125635-000):

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows;

BEGINNING at the Northwest corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats. at Page 715. Clark County, Washington, plat records;

Thence South 89°29'23" East, along the North line of said Plat of "Breckenridge" for a distance of 95.97 feet; Thence leaving said North line, North 04°25'46" East, parallel with the West line of the Joel Knight D.L.C. No. 41, for a distance of 62.70 feet;

Thence North 39°16′12″ East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the left;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet:

Thence North 89°29'23" West, parallel with the North line of said Plat of "Breckenridge", for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence South 04°25'46" West, along said West line, for a distance of 70.00 feet to the POINT OF BEGINNING;

CONTAINING: 9,000 square feet of land, more or less.

TAX LOT 59 (ASSESSORS PARCEL NUMBER 125646-000).

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows;

PROPERTY BOUNDARY LEGAL DESCRIPTION(s)

BEGINNING at the Northeast corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats, at Page 715, Clark County, Washington, plat records;

Thence North 89°29'23" West, along the North line of said Plat of "Breckenridge", for a distance of 335.14 feet;

Thence continuing along said North line, South 04°25′46″ West, for a distance of 9.20 feet;

Thence continuing along said North line, North 89°29'23" West, for a distance of 197.07 feet;

Thence leaving said North line, North 04°25'46" East, for a distance of 62.70 feet;

Thence North 39°16'12" East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the right;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet;

Thence North 89°29'23" West, for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence North 04°25'46" East, along the West line of said Joel Knight D.L.C. No. 41, for a distance of 659.58 feet to the South Right of Way line of SE 40th Street and the peginning of a 220.99 foot radius non-tangent curve to the left;

Thence leaving said West line, along said South Right of Way line, along the arc of a 220.99 foot radius non-tangent curve to the left, for an arc distance of 40.96 feet, through a central angle of 10°37'07", the radius of which bears North 10°55'53" East, the long chord of which bears South 84°22'41" East, for a chord distance of 40.90 feet;

Thence continuing along said South Right of Way line, South 89°41'15" East, for a distance of 378.44 feet to the Northwest corner of Tax Lot 58, as described and recorded under Clark County, Washington, Auditor's File Number #4919758 D;

Thence leaving said South Right of Way line, South 04°25'46" West, along the West line of said Tax Lot 58, for a distance of 181.97 feet to the

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 58, for a distance of 36.14 feet to the Northwest corner of Tax Lot 47 as described and recorded under Clark County, Washington, Auditor's File Number #5108393 D;

Thence leaving said South line, South 01°26'14" West, along the West line of said Tax Lot 47, for a distance of 70.01 feet to the Southwest

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 47, for a distance of 128.57 feet to the Southeas

PROPOSED DEVELOPMENT PLAN: **TOTAL LOTS: 36**

MINIMUM LOT AREA: 5,900 sq.ft. MAXIMUM LOT AREA: 9,000 sq.ft. **AVERAGE LOT AREA: 7,042 sq.ft.**

TRACT PURPOSE	AREA M	MAINTAI	
TRACT 'A' - LANDSCAPE	2,268 sf	HOA	
TRACT 'B' - ACCESS & UTILITY	1,541 sf	HOA	
TRACT 'C' - RECREATIONAL OPEN SPACE			
TRACT 'D' - ACCESS & UTILITY	1,752 sf		
TRACT 'E' - STORM FACILITY	23,887 sf		
TRACT 'F' - STORM FACILITY	10,405 sf		
TRACT 'G' - ACCESS & UTILITY	2,630 sf		
TRACT 'H' - ACCESS & UTILITY	5.034 sf	HOA	

TRACT 'I' - LANDSCAPE & SIGNAGE
LAND INVENTORY

9.26 ACRES TOTAL SITE AREA: TOTAL DEVELOPED ACREAGE: 7.29 ACRES TOTAL LOT AREA: 5.85 ACRES TOTAL INFRASTRUCTURE ACREAGE: 2.79 ACRES 0.61 ACRES TOTAL TRACT AREA(MINUS STORM TRACTS): TOTAL ACREAGE OF CRITICAL AREAS: NONF TOTAL ACREAGE

NOTE:
Existing utilities shown are approximate only from utili records and as visible at the site. Contractor shall ve
records and as visible at the site. Contractor shall ve
presence, location, depth & slope of any and all exist
presence, location, depth & slope of any and all exist utilities prior to construction. Contact One Call Concep at (800) 424—5555.
at (800) 424-5555.