



CITY COUNCIL WORKSHOP MEETING AGENDA

Monday, August 15, 2016, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. WORKSHOP TOPICS

- A. Recognition of 30-Year Anniversary for Battalion Chief
Details: Battalion Chief Allen Wolk celebrated 30-years of service with the City of Camas on June 1, 2016.
Presenter: Nick Swinhart, Fire Chief
Recommended Action: This item is for Council's information only.
- B. Application for Regional Assistance to Firefighters Grant (AFG)
Details: Within the next two years, the fire department's inventory of Self Contained Breathing Apparatus (SCBAs) will need to be replaced due to state and federal regulations. Clark County last replaced all SCBAs over a decade ago through a similar regional grant. Since all fire departments in the county are facing the same replacement schedule again, staff proposes to partner with other fire departments in the county in applying for another regional grant to replace SCBAs. The grant application period is expected to open sometime in August or September. If participation is approved, Camas-Washougal Fire Department (CWFD) Captain Kevin Bergstrom has offered to take the county lead in applying for the grant.
Presenter: Nick Swinhart, Fire Chief
Recommended Action: This item is for Council's information only.
- C. Fire Department Overtime Presentation
Details: Fire department overtime expenditures have been elevated the past two budget years due to a variety of factors. This brief presentation will provide historical context of overtime expenditures and a detailed discussion of what has increased overtime spending over the past two years.
Presenter: Nick Swinhart, Fire Chief
Recommended Action: This item is for Council's information only.

 [Camas-Washougal Fire Department Overtime](#)

D. Utility Tax Scenario Model Presentation

Details: Staff will demonstrate a model to provide scenarios of utility taxes to project possible revenue collection estimates, potential impacts to residents, commercial properties and industrial customers. The model also incorporates the offsetting property tax scenario and the net impact with lower property taxes and introducing utility taxes. After the presentation, the model will be available for City Council to use.

Presenter: Cathy Huber Nickerson, Finance Director

Recommended Action: This is for Council's information only.

E. Public Works Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Steve Wall, Public Works Director

F. Windust Final Plat for Phases 1 and 2

Details: The applicant is prepared to finalize the plat for Phases 1 and 2 of the Windust Planned Residential Development (PRD). Today's Council action is solely for the purpose of setting the final approval date to September 6, 2016.

Presenter: Robert Maul, Planning Manager

Recommended Action: Staff recommends that this item be placed on the September 6, 2016 Regular Meeting Agenda for Council's consideration.

 [Windust Phase 1 page 1](#)

[Windust Phase 1 page 2](#)

[Windust Phase 1 page 3](#)

[Windust Phase 2 page 1](#)

[Windust Phase 2 page 2](#)

[Windust Phase 2 page 3](#)

G. Community Development Miscellaneous and Updates

Details: This is a placeholder for miscellaneous or emergent items.

Presenter: Phil Bourquin, Community Development Director

H. City Administrator Miscellaneous Updates and Scheduling

Details: This is a placeholder for miscellaneous or scheduling items.

Presenter: Pete Capell, City Administrator

V. COUNCIL COMMENTS AND REPORTS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

NOTE: The City welcomes participation of its citizens in the public meeting process. Effort will be made to ensure anyone with special needs can participate. For more information call 360.834.6864.

Camas-Washougal Fire Department Overtime Summary

Historical drivers of overtime expenditures:

- Illnesses/sick leave usage
- On the job injuries (L&I)
- Wild land fire mobilization (this is reimbursed)
- Vacancies left after personnel resign or retire
- Vacation/elective leave usage

Camas-Washougal Fire Department Overtime Summary

FD overtime is a point of frustration for elected officials around the country:

- It can't be predicted with any accuracy (averaging is about the only tool)
- In most departments, the only alternatives to paying overtime are to a) close down fire stations or b) hire more personnel

Camas-Washougal Fire Department Overtime Summary

			Merged Dept			
		2013	2014	2015	2016 (to date)	
EMS						
115.00.522.720.12	OT budgeted	184,000	184,500	184,500	184,500	
	EMS - OT used	117,232	134,473	229,600	144,398	
Fire						
001.09.522.210.12	OT budgeted	130,000	190,522	251,500	251,500	
	Fire - OT used	116,898	224,520	416,500	261,690	
	Washougal OT spent	65,711				
	AMOUNT BUDGETED	314,000	375,022	436,000	436,000	
	Total Amount Spent	299,841	358,993	646,100	406,088	

Camas-Washougal Fire Department Overtime Summary

Illnesses and Sick Leave Usage

- We are obligated by contract to provide for employee sick leave use
- We have policies in place that require a physician's note if an employee uses an excessive amount of sick leave
- An informal study conducted by the Fire Chief several years ago found that CWFD has far lower sick leave usage than many departments in the state.

Camas-Washougal Fire Department Overtime Summary

On the job injuries (L&I)

- Significant driver of OT in 2015 and 2016
- Once an employee states they have been injured on the job, and once a physician certifies said injury, we have few options
- L&I office in Olympia is notoriously slow
- If we have reason to believe the injury is not authentic, we can *request* that L&I order an independent medical exam. L&I does not often act on such requests in an expeditious manner.

Camas-Washougal Fire Department Overtime Summary

Vacancies left after personnel resign or retire

- Significant driver of OT in 2016
- Four employees resigned in 2016, all medics
- It takes a minimum of 6 months to get a new employee fully trained
- For every employee that resigns or retires, that's a minimum of 6 months where we're typically having to hire overtime to fill that vacant slot.

Camas-Washougal Fire Department Overtime Summary

Vacation/Elective Leave Usage

- Labor group has longstanding provision in their CBA that allows the usage of elective leave, even if doing so would cause overtime
- Elective leave doesn't include "Kelly" days, of which there can be up to 3 per day
- On any given day on a shift of 16 personnel, we may have 3 off on Kelly days and up to 4 off on elective leave. Minimum staffing is 11 per day. This doesn't include sick leave or L&I.

Camas-Washougal Fire Department Overtime Summary

What we're doing to fix the problem

- Vacancy driven OT will always exist. It was unprecedented to have 4 people leave within a short period of time. There is no easy fix for this.
- L&I usage will always be present in our line of work. We are looking at some ideas that might temper usage, but by and large we are at the mercy of Olympia and state regulations.
- Leave usage that causes OT is historically significant. We are trying to work collaboratively with the labor group to change this, but making any substantive progress will ultimately require their approval.

Camas-Washougal Fire Department Overtime Summary

QUESTIONS?

WINDUST MEADOWS P.R.D. PHASE 1

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

CITY OF CAMAS MAYOR

APPROVED BY _____
MAYOR DATE

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL
ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS,
ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF
CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR
ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT
APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY
THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN
SUBMITTED FOR CITY RECORDS.

APPROVED BY _____
CITY OF CAMAS ENGINEER DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE
OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO.
58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

WINDUST MEADOWS P.R.D. - PHASE 1

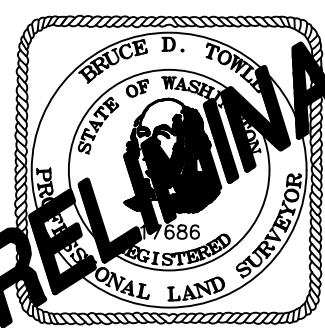
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF
CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND
BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT
OF A SURVEY MADE ON THE GROUND TO THE NORMAL
STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS
PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT,
AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND
THAT THE DELINEATION IS CORRECT.

BRUCE D. TOWLE DATE
PROFESSIONAL LAND SURVEYOR NO. 17686



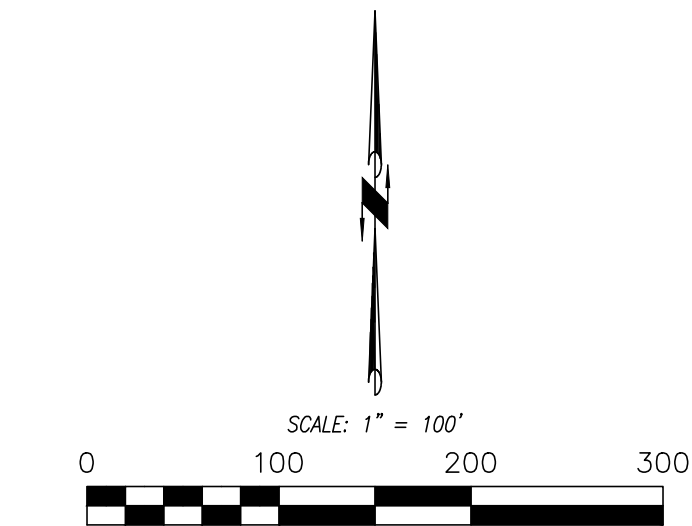
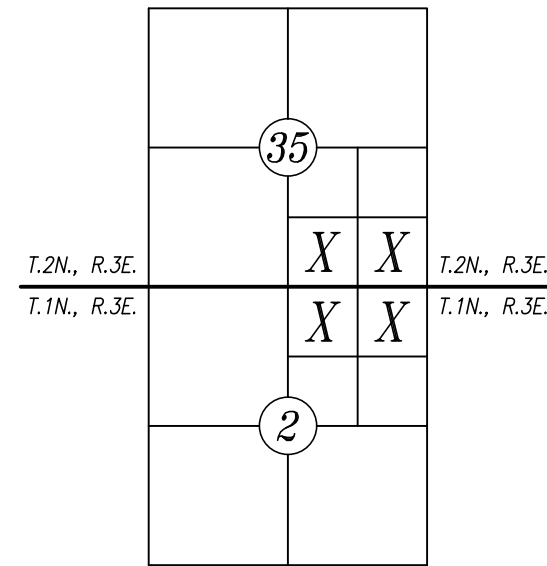
08/09/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.



BASIS OF BEARINGS
BEARINGS ARE ASSUMED, BASED ON TRAVERSES BY OLSON ENGINEERING,
INC. FOR THE PLAT OF LACAMAS RIDGE (BK. G, PG. 904)

FOUND CORNER MONUMENT NOTES

- FOUND 3/4" IRON PIPE DURING PREVIOUS SURVEY FOR LACAMAS SUMMIT (BK. 310, PG. 775) AND VISITED 9/7/2004 AS SET DURING PREVIOUS SURVEY (BK. 10, PG. 96) SEE L.C.R. BK. 12, PG. 15, AND BK. 12, PG. 62
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 17686" ON PROPERTY LINE AT CALCULATED ADJOINER CORNER AT 3-WAY FENCE INTERSECTION (EAST-WEST-NORTH)
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 17686" ON PROPERTY LINE, EAST-WEST FENCE IS 0.3' SOUTH
- FOUND 1/2" I.R. NO CAP WEST 1.12' X NORTH 0.00' FROM NE PROPERTY CORNER & 0.04' SOUTH OF NORTH PROPERTY LINE NORTH-SOUTH 6' CHAIN LINK FENCE IS ±1.3' EAST EAST-WEST BARB-WIRE FENCE IS ±3.5' NORTH
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" NORTH 0.08' X E. 0.02' FROM CALCULATED PROPERTY CORNER NORTH END 6' WOOD FENCE IS NORTH 0.48' X WEST 1.72' EAST-WEST BARB-WIRE FENCE IS NORTH 0.56'
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.01' EAST OF PROPERTY LINE & SOUTH 0.18' X EAST 0.01' FROM CALCULATED ADJOINER CORNER, SE FENCE CORNER IS NORTH 1.20' X WEST 0.63' AND 0.64' WEST OF PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.22' EAST OF PROPERTY LINE & SOUTH 0.07' X WEST 0.22' FROM CALCULATED ADJOINER RIGHT-OF-WAY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" SOUTH 0.55' X EAST 0.49' FROM CALCULATED CORNER MONUMENT IS DAMAGED AND BENT TO THE EAST SURVEYED LOCATION AT POINT OF ENTRY OF I.R.
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.10' EAST OF PROPERTY LINE & EAST 0.10' X SOUTH 0.07' FROM CALCULATED ADJOINER CORNER
- FOUND 1/2" I.R. NO CAP BENT TO NORTH 0.08' EAST OF PROPERTY LINE & NORTH 0.04' X EAST 0.08' FROM CALCULATED ADJOINER CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER RIGHT-OF-WAY CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.05' EAST OF PROPERTY LINE & EAST 0.05' X NORTH 0.00' FROM CALCULATED PLAT & (HELD FOR LINE)
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER RIGHT-OF-WAY CORNER NE FENCE CORNER IS SOUTH ±0.9' ON PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER CORNER 3 WAY FENCE CORNER (N/S/W) IS ± NORTH 0.9' X WEST 0.6' AND ±0.6' WEST OF PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.28' EAST OF PROPERTY LINE & NORTH 0.03' X EAST 0.28' FROM CALCULATED ADJOINER CORNER, SE FENCE CORNER IS NORTH ±0.2' AND ±0.3' EAST OF PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" NORTH 0.02' X WEST 0.01' FROM CALCULATED CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" SOUTH 0.01' X EAST 0.05' FROM CALCULATED CORNER 3-WAY BARB-WIRE FENCE CORNER IS ±0.4' SOUTH X ±0.2' EAST

DEED REFERENCE

GRANTOR: CAMAS SCHOOL DISTRICT #117
GRANTEE: HOLT OPPORTUNITY FUND (PARALLEL 1), 2013 L.P.
A.F. #: 5213909
DATE: SEPTEMBER 16, 2015

SURVEY REFERENCES

- RECORD OF SURVEY FOR JOHN MORASCH AND MAX SCHMID BY OLSON ENGINEERING, INC. RECORDED IN BOOK 49 OF SURVEYS, AT PAGE 125, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR DON HOLSINGER AND BEN SHELTON BY HAGEDORN, INC. RECORDED IN BOOK 43 OF SURVEYS, AT PAGE 138, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY (AMENDED) FOR CB BYRD HOLDINGS, LLC BY OLSON ENGINEERING, INC. RECORDED IN BOOK 56 OF SURVEYS, AT PAGE 53, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BRADLEY BUNMAN BY HAGEDORN, INC. RECORDED IN BOOK 62 OF SURVEYS, AT PAGE 20, RECORD OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BOB HITCHCOCK BY OLSON ENGINEERING, INC. RECORDED IN BOOK 43 OF SURVEYS, AT PAGE 40, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR JOSEPH P. BLASCHKA BY OLSON ENGINEERING, INC. RECORDED IN BOOK 17 OF SURVEYS, AT PAGE 182, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR KENT ZIEGLER BY OLSON ENGINEERING, INC. RECORDED IN BOOK 10 OF SURVEYS, AT PAGE 96, RECORDS OF CLARK COUNTY, WASHINGTON.
- SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, AT PAGE 687, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF LACAMAS RIDGE RECORDED IN BOOK G OF PLATS, AT PAGE 904, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF LACAMAS SUMMIT RECORDED IN BOOK 310 OF PLATS, AT PAGE 775, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF SUNRISE SUMMIT PHASE 1, RECORDED IN BOOK 310 OF PLATS, AT PAGE 972, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF WATERLEAF FUD RECORDED IN BOOK 311 OF PLATS, AT PAGE 231, RECORDS OF CLARK COUNTY, WASHINGTON.

BOUNDARY NOTE

THE BOUNDARY OF THIS PLAT WAS DETERMINED BY OLSON ENGINEERING, INC. DURING PREVIOUS SURVEY RECORDED IN BK. 10, PG. 125, RECORDS OF CLARK COUNTY, WASHINGTON.

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S7) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

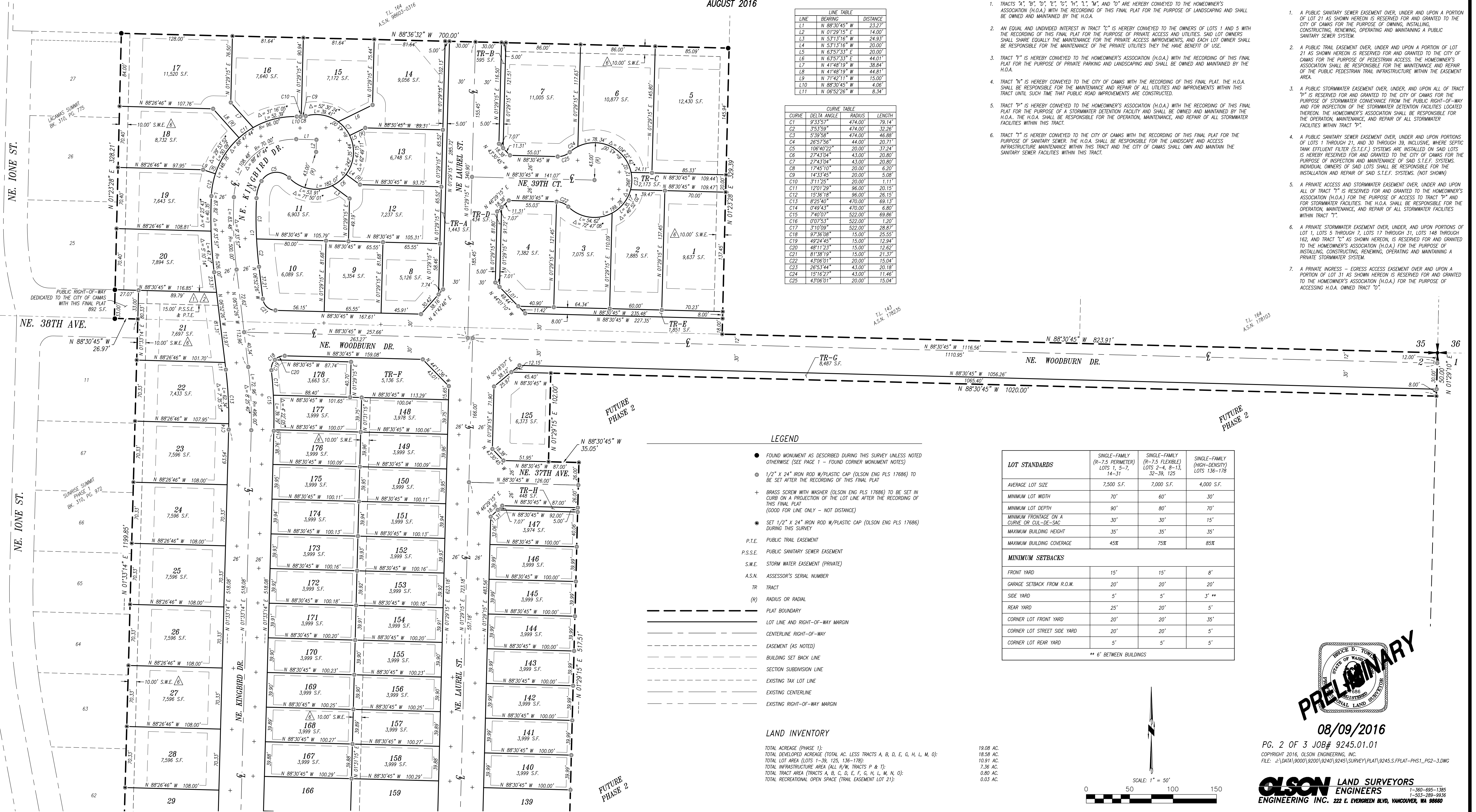
PG. 1 OF 3 JOB# 9245.01.01

COPYRIGHT 2016, OLSON ENGINEERING, INC.
FILE: J:\DATA\9000\9200\9240\9245\SURVEY\PLAT\9245.5\FPLAT-PH1_1_P01.DWG

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, YALLOUVER, WA 98660
1-360-685-1385
1-509-289-9936

WINDUST MEADOWS P.R.D. PHASE 1

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



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 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.
- A PUBLIC TRAIL 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 PEDESTRIAN ACCESS. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC PEDESTRIAN TRAIL INFRASTRUCTURE WITHIN THE EASEMENT AREA.
- A PUBLIC STORMWATER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "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".
- 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 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 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".
- A PRIVATE STORMWATER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOT 1, LOTS 9 THROUGH 12, LOTS 17 THROUGH 31, LOTS 148 THROUGH 162, AND TRACT "C" 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.
- 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".

TRACT NOTES

- TRACTS "A", "B", "D", "E", "G", "H", "I", "J", "K", 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.
- 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 HAVE BENEFIT OF USE.
- TRACT "T" 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 H.O.A.
- 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.
- 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 FACILITIES WITHIN THIS TRACT.
- 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.

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'

CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	9°33'57"	474.00'	79.14'
C2	3°53'59"	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'
C7	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	3°10'09"	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	28°53'44"	43.00'	20.18'
C24	15°16'27"	43.00'	11.46'
C25	43°06'01"	20.00'	15.04'

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

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

LAND INVENTORY

TOTAL ACRES (PHASE 1):
TOTAL DEVELOPED ACRES (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):

19.08 AC.
18.58 AC.
10.91 AC.
7.36 AC.
0.80 AC.
0.83 AC.



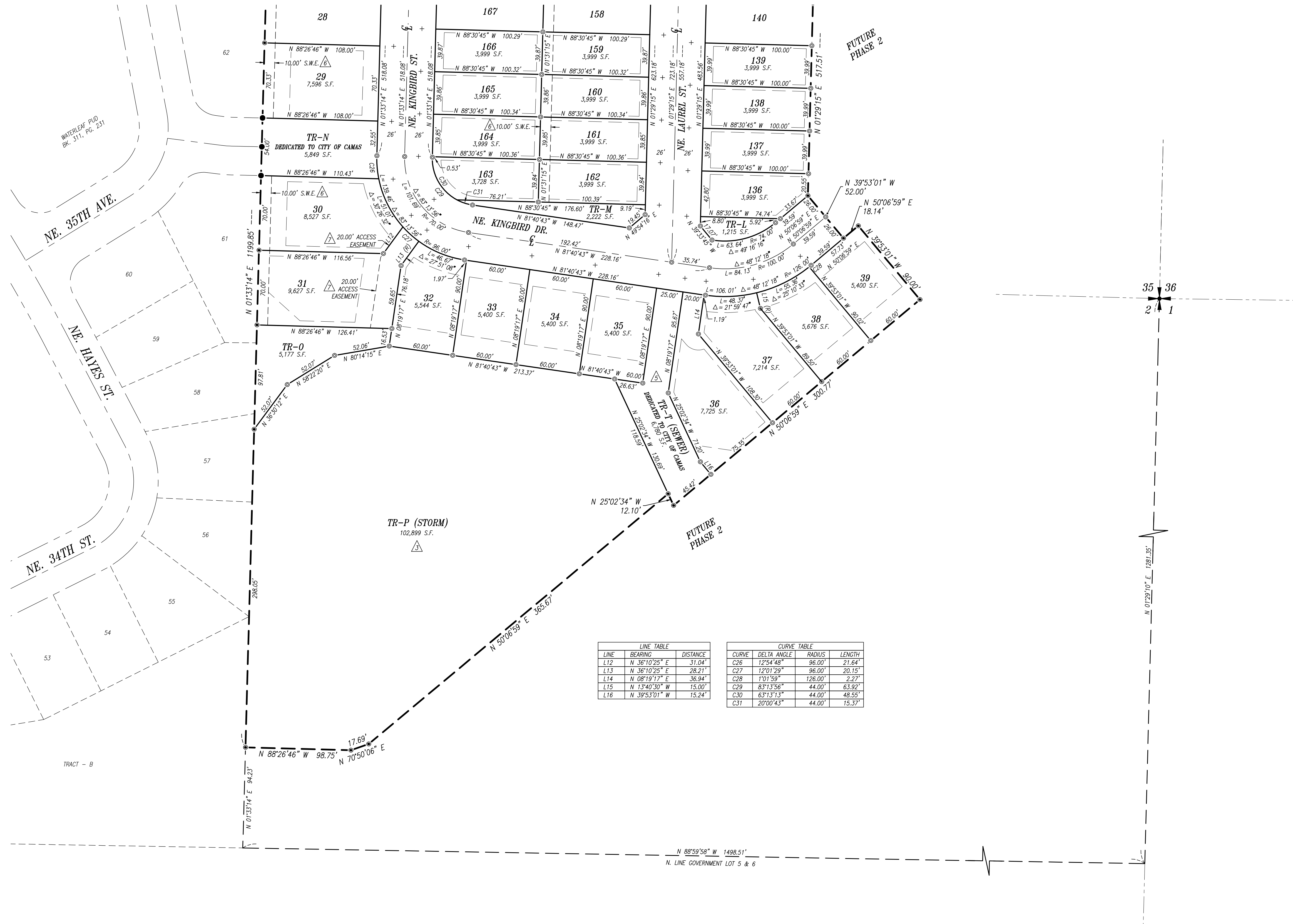
08/09/2016

PG. 2 OF 3 JOB# 9245.01.01
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FILE: J:\DATA\92001\92401\9245\SURVEY\PLAT\9245.S.FPLAT-PH1_P02-3.DWG

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660
1-360-685-1385
1-800-288-1938

WINDUST MEADOWS P.R.D. PHASE 1

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



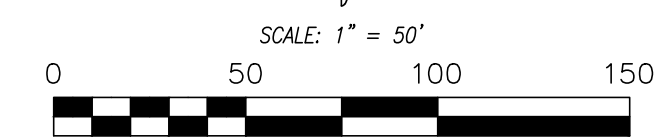
- LEGEND
- FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS NOTED OTHERWISE (SEE PAGE 1 - FOUND CORNER MONUMENT NOTES)
 - ⊙ 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
 - + BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN CURB 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
 - △ REFERENCE EASEMENT PROVISION NOTE
 - S.W.E. STORM WATER EASEMENT (PRIVATE)
 - A.S.N. ASSESSOR'S SERIAL NUMBER
 - TR TRACT
 - (R) 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



08/09/2016

PG. 3 OF 3 JOB# 9245.01.01
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OLSON LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
1-360-695-1385
1-509-289-9936



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

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR _____ DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER _____ DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE _____ DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE _____ DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

WINDUST MEADOWS P.R.D. - PHASE 2

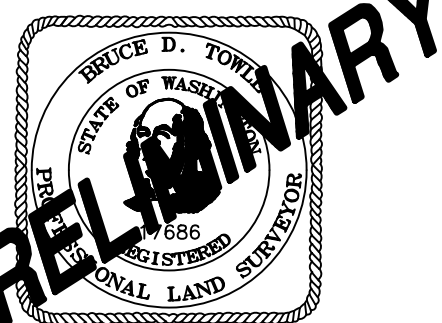
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

BRUCE D. TOWLE _____ DATE _____
PROFESSIONAL LAND SURVEYOR NO. 17686



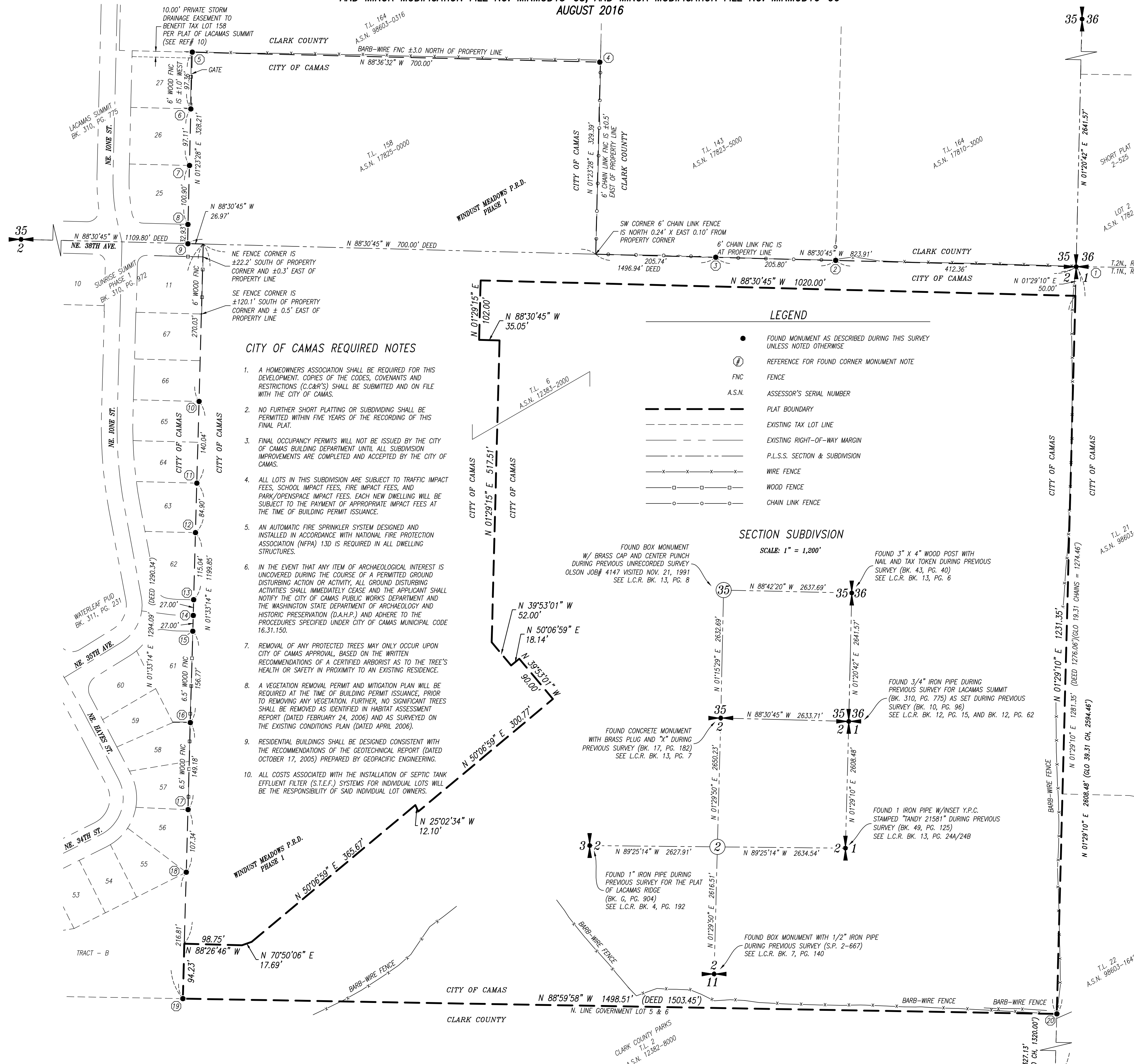
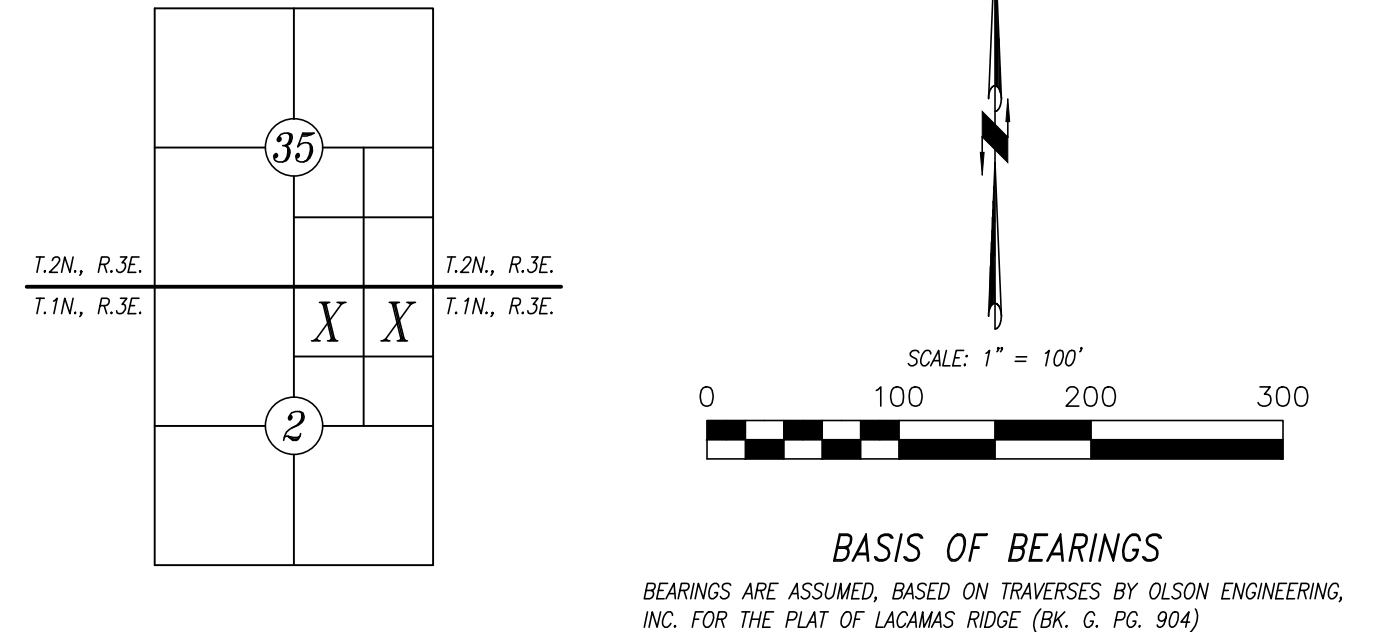
08/09/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.



FOUND CORNER MONUMENT NOTES

- FOUND 3/4" IRON PIPE DURING PREVIOUS SURVEY FOR LACAMAS SUMMIT (BK. 310, PG. 775) AND VISITED 9/7/2004 AS SET DURING PREVIOUS SURVEY (BK. 10, PG. 96) SEE L.C.R. BK. 12, PG. 15, AND BK. 12, PG. 62
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 17686" ON PROPERTY LINE AT CALCULATED ADJOINER CORNER AT 3-WAY FENCE INTERSECTION (EAST-WEST-NORTH)
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 17686" ON PROPERTY LINE, EAST-WEST FENCE IS 0.3' SOUTH
- FOUND 1/2" I.R. NO CAP WEST 1.12' X NORTH 0.00' FROM NE PROPERTY CORNER & 0.04' SOUTH OF NORTH PROPERTY LINE NORTH-SOUTH 6' CHAIN LINK FENCE IS ±1.3' EAST EAST-WEST BARB-WIRE FENCE IS ±3.5' NORTH
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" NORTH 0.08' X E. 0.02' FROM CALCULATED PROPERTY CORNER NORTH END 6' WOOD FENCE IS NORTH 0.48' X WEST 1.72' EAST-WEST BARB-WIRE FENCE IS NORTH 0.56'
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.01' EAST OF PROPERTY LINE & SOUTH 0.18' X EAST 0.01' FROM CALCULATED ADJOINER CORNER, SE FENCE CORNER IS NORTH 1.20' X WEST 0.63' AND 0.64' WEST OF PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.22' EAST OF PROPERTY LINE & SOUTH 0.07' X WEST 0.22' FROM CALCULATED ADJOINER RIGHT-OF-WAY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" SOUTH 0.35' X EAST 0.49' FROM CALCULATED CORNER MONUMENT IS DAMAGED AND BENT TO THE EAST SURVEYED LOCATION AT POINT OF ENTRY OF I.R.
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.10' EAST OF PROPERTY LINE & EAST 0.10' X SOUTH 0.07' FROM CALCULATED ADJOINER CORNER
- FOUND 1/2" I.R. NO CAP BENT TO NORTH 0.08' EAST OF PROPERTY LINE & NORTH 0.04' X EAST 0.08' FROM CALCULATED ADJOINER CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER RIGHT-OF-WAY CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.05' EAST OF PROPERTY LINE & EAST 0.05' X NORTH 0.00' FROM CALCULATED PLAT & (HELD FOR LINE)
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER RIGHT-OF-WAY CORNER NE FENCE CORNER IS SOUTH ±0.9' ON PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJOINER CORNER 3 WAY FENCE CORNER (N/S/W) IS ± NORTH 0.9' X WEST 0.6' AND ±0.6' WEST OF PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.28' EAST OF PROPERTY LINE & NORTH 0.03' X EAST 0.28' FROM CALCULATED ADJOINER CORNER, SE FENCE CORNER IS NORTH ±0.2' AND ±0.3' EAST OF PROPERTY LINE
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" NORTH 0.02' X WEST 0.01' FROM CALCULATED CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" SOUTH 0.01' X EAST 0.05' FROM CALCULATED CORNER 3-WAY BARB-WIRE FENCE CORNER IS ±0.4' X ±0.2' EAST

DEED REFERENCE

GRANTOR: CAMAS SCHOOL DISTRICT #117
GRANTEE: HOLT OPPORTUNITY FUND (PARALLEL 1), 2013 L.P.
A.F. #: 5213909
DATE: SEPTEMBER 16, 2015

SURVEY REFERENCES

- RECORD OF SURVEY FOR JOHN MORASCH AND MAX SCHMID BY OLSON ENGINEERING, INC. RECORDED IN BOOK 49 OF SURVEYS, AT PAGE 125, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR DON HOLSINGER AND BEN SHELTON BY HAGEDORN, INC. RECORDED IN BOOK 43 OF SURVEYS, AT PAGE 138, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY (AMENDED) FOR CB BYRD HOLDINGS, LLC BY OLSON ENGINEERING, INC. RECORDED IN BOOK 56 OF SURVEYS, AT PAGE 53, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BRADLEY BUHMAN BY HAGEDORN, INC. RECORDED IN BOOK 62 OF SURVEYS, AT PAGE 20, RECORD OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BOB HITCHCOCK BY OLSON ENGINEERING, INC. RECORDED IN BOOK 43 OF SURVEYS, AT PAGE 40, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR JOSEPH P. BLASCHKA BY OLSON ENGINEERING, INC. RECORDED IN BOOK 17 OF SURVEYS, AT PAGE 182, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR KENT ZIEGLER BY OLSON ENGINEERING, INC. RECORDED IN BOOK 10 OF SURVEYS, AT PAGE 96, RECORDS OF CLARK COUNTY, WASHINGTON.
- SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, AT PAGE 687, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF LACAMAS RIDGE RECORDED IN BOOK G OF PLATS, AT PAGE 904, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF LACAMAS SUMMIT RECORDED IN BOOK 310 OF PLATS, AT PAGE 775, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF SUNRISE SUMMIT PHASE 1, RECORDED IN BOOK 310 OF PLATS, AT PAGE 972, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF WATERLEAF PLD RECORDED IN BOOK 311 OF PLATS, AT PAGE 231, RECORDS OF CLARK COUNTY, WASHINGTON.

BOUNDARY NOTE

THE BOUNDARY OF THIS PLAT WAS DETERMINED BY OLSON ENGINEERING, INC. DURING PREVIOUS SURVEY RECORDED IN BK. 69, PG. 125, RECORDS OF CLARK COUNTY, WASHINGTON.

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S7) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

PG. 1 OF 3 JOB# 9245.01.01

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OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, YALLOUVER, WA 98660
1-360-685-1385
1-509-289-3938

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

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

30.48 AC.
20.05 AC.
14.33 AC.
5.57 AC.
10.43 AC.
1.97 AC.
2.56 AC.

DETAIL A
SCALE: 1" = 1'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°33'01" W	0.98
L2	N 01°29'15" E	14.00
L3	N 01°29'10" E	6.00
L4	N 88°30'50" W	7.08
L5	N 45°17'54" W	17.00
L6	N 74°18'25" E	15.00
L7	N 88°30'50" W	7.08
L8	N 88°30'50" W	7.08
L9	N 45°17'54" W	8.39
L10	N 45°17'54" W	8.41
L11	N 39°33'01" W	31.80
L12	N 88°30'45" W	10.41
L13	N 22°43'02" W	19.58
L14	N 57°30'11" 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	13°51'35"	96.00'	23.22'
C2	12°01'29"	96.00'	20.15'
C3	17°46'01"	96.00'	28.78'
C4	88°41'11"	10.00'	15.49'
C5	47°12'55"	10.00'	8.24'
C6	21°08'50"	43.00'	15.87'
C7	47°12'55"	43.00'	8.24'
C8	98°00'00"	43.00'	15.71'
C9	82°30'38"	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°35'33"	20.00'	21.85'
C14	36°46'19"	20.00'	17.22'
C15	11°49'13"	20.00'	4.13'
C16	48°50'50"	20.00'	17.05'
C17	38°45'14"	20.00'	13.53'
C18	344°21'7"	276.00'	22.74'
C19	43°27'17"	120.00'	12.80'
C20	39°44'55"	43.00'	29.63'
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°46'01"	6.20'	2.00'
C26	33°33'02"	43.00'	25.18'
C27	26°53'56"	43.00'	20.19'
C28	28°09'01"	43.00'	21.31'
C29	59°28'25"	20.00'	20.76'
C30	49°06'01"	20.00'	15.04'
C31	27°43'04"	43.00'	20.80'
C32	25°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"	46.00'	9.89'
C36	13°52'53"	46.00'	9.89'
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	28°15'46"	24.00'	10.56'
C42	80°56'02"	20.00'	21.27'

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. THIS EASEMENT IS RESERVED FOR THE PURPOSES OF THE CONSTRUCTION, 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 PURPOSES OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

1. 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)

2. 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".

3. 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.

1. 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.

2. TRACTS "I" 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.

3. TRACT "O" 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.

4. 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.

5. 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 TRAILS INSTALLED WITHIN SAID TRACT.

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

LOT STANDARDS	SINGLE-FAMILY (R-7.5 PERIMETER) 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'	5'	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			

6' BETWEEN BUILDINGS

PG. 2 OF 3 JOB# 9245.01.01

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OLSON LAND SURVEYORS
ENGINEERS 1-360-695-1385
ENGINEERING INC. 1-503-289-9936
222 E. EVERGREEN BLVD, VANCOUVER, WA 98660

08/09/2016

08/09/2016

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

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	13°51'35"	96.00'	23.22'
C2	12°01'29"	96.00'	20.15'
C3	17°10'59"	96.00'	28.78'
C4	88°44'11"	10.00'	15.49'
C5	47°12'55"	10.00'	8.24'
C6	21°08'50"	43.00'	15.87'
C7	47°12'55"	10.00'	8.24'
C8	90°00'00"	10.00'	15.71'
C9	8°20'38"	43.00'	6.26'
C10	27°43'04"	43.00'	20.80'
C11	27°43'04"	43.00'	20.80'
C12	5°38'15"	43.00'	4.21'
C13	62°35'53"	20.00'	21.85'
C14	50°46'19"	20.00'	17.72'
C15	11°49'13"	20.00'	4.13'
C16	48°50'50"	20.00'	17.05'
C17	38°45'14"	20.00'	13.53'
C18	44°51'17"	276.00'	22.74'
C19	34°22'17"	20.00'	12.00'
C20	39°43'49"	42.92'	29.76'
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'	26.18'
C27	26°53'56"	43.00'	20.19'
C28	28°09'01"	43.00'	21.13'
C29	59°28'25"	20.00'	20.76'
C30	43°06'01"	20.00'	15.04'
C31	27°43'04"	43.00'	20.80'
C32	25°59'20"	43.00'	19.50'
C33	43°06'01"	20.00'	15.04'
C34	48°57'44"	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'

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 39°53'01" W	0.98'	
L2	N 01°29'15" E	14.00'	
L3	N 01°28'10" E	6.00'	
L4	N 88°30'50" W	7.08'	
L5	N 45°17'54" W	17.00'	
L6	N 74°18'25" E	15.00'	
L7	N 88°30'50" W	7.08'	
L8	N 88°30'50" 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'	

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
- REFERENCE EASEMENT PROVISION NOTE



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



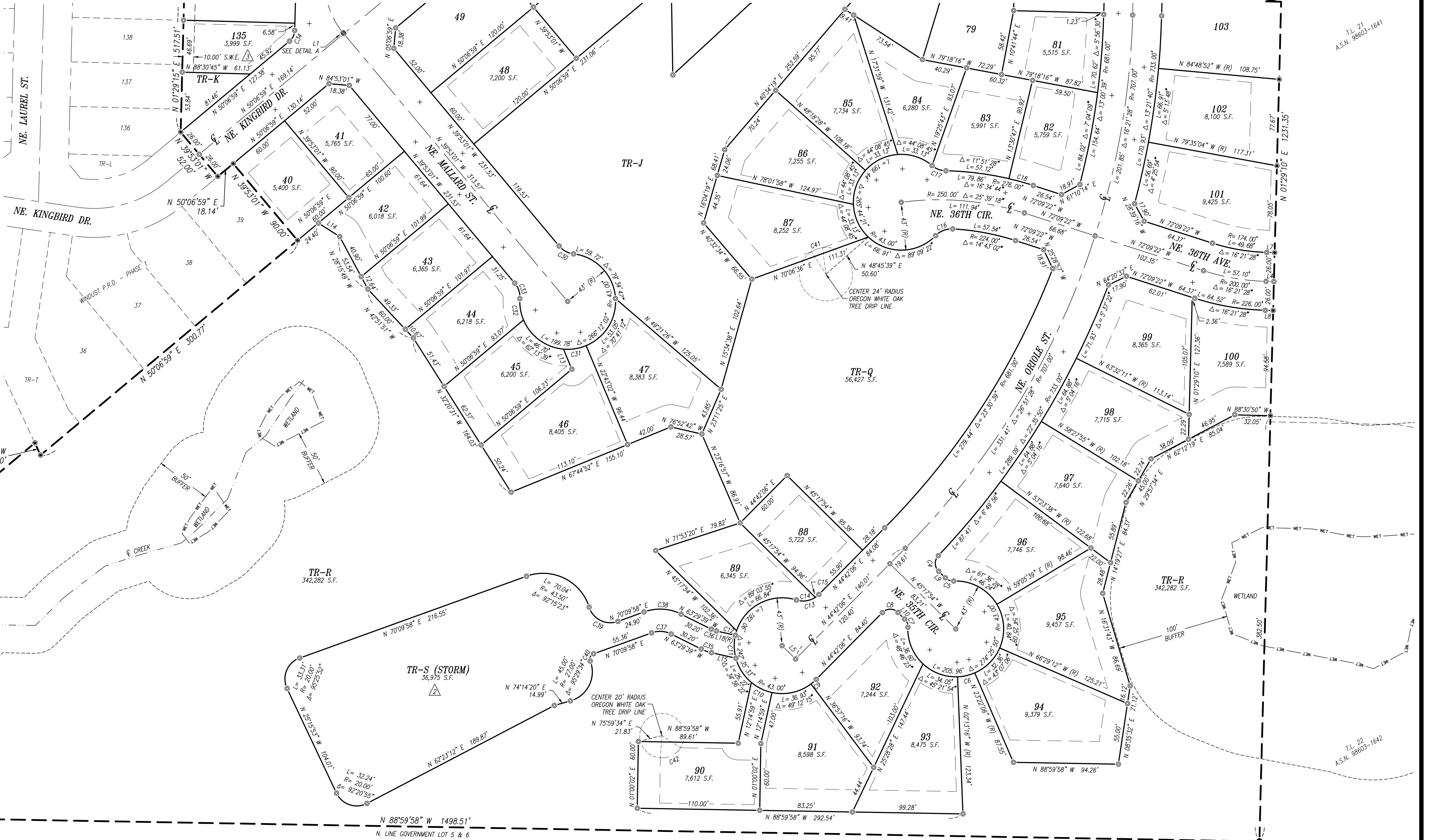
EXISTING WETLAND



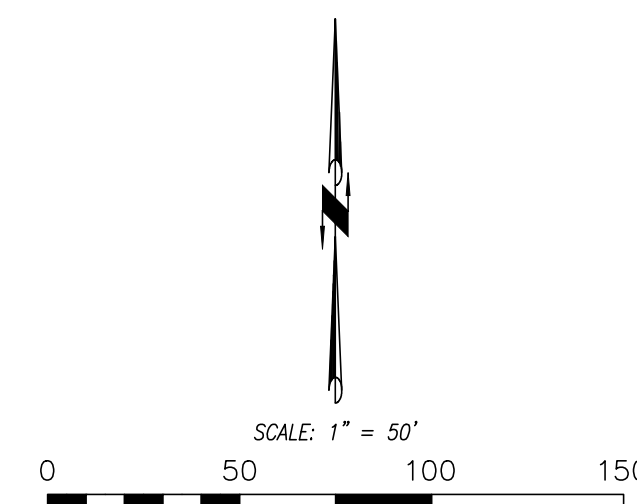
EXISTING STREAM



WETLAND/STREAM BUFFER



CLARK COUNTY PARKS
L 2
A.S.N. 12362-8000



PRELIMINARY
BRUCE D. TOWN
STATE OF WASHINGTON
CLERK OF SUPERIOR COURT
COUNTY OF CLATSOP
JULY 2016
08/09/2016

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