



CITY COUNCIL REGULAR MEETING AGENDA
Tuesday, September 6, 2016, 7:00 PM
City Municipal Center, 616 NE 4th Avenue

NOTE: There are two public comment periods included on the agenda. Anyone wishing to address the City Council may come forward when invited; please state your name and address. Public comments are typically limited to three minutes, and written comments may be submitted to the City Clerk. Special instructions for public comments will be provided at the meeting if a public hearing or quasi-judicial matter is scheduled on the agenda.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

V. CONSENT AGENDA

- A. Approve the minutes of the August 15, 2016, Camas City Council Meeting and the Workshop minutes of August 15, 2016.

 [August 15, 2016 Camas City Council Workshop Minutes - Draft](#)
[August 15, 2016 Camas City Council Regular Minutes - Draft](#)

- B. Approve the claim checks as approved by the Finance Committee.

- C. Authorize Pay Estimate No. 14, Final to Rotschy, Inc. for the 544' Zone Water Main and Treatment/Slow Sand Water Treatment Plant Project in the amount of \$54,997.89 for work through April 30, 2016, and accept project as complete. This project is part of a group of projects funded by a Drinking Water State Revolving Fund (SRF) Loan through the Washington State Department of Health (WSDOH). (Submitted by James Carothers)

 [Water Treatment Plant Pay Estimate No. 14, Final](#)

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

VI. NON-AGENDA ITEMS

- A. Staff
B. Council

VII. MAYOR

- A. Announcements

VIII. MEETING ITEMS

- A. Ordinance No. 16-015 Adopting a Moratorium of the Establishment of Wireless Communication Facilities
Details: An ordinance adopting a moratorium of the establishment of wireless communication facilities, wireless communication support structure, monopole support structure, or lattice support structure within the City of Camas through August 7, 2017, together with a work plan.
Presenter: Phil Bourquin, Community Development Director
Recommended Action: Staff recommends Council move to adopt Ordinance No. 16-015 and publish according to law.

 [ORD No. 16-015 Moratorium on Wireless Communication Facilities](#)

- B. Final Plat Approval for Windust Phase 1 and 2
Details: The applicant is seeking final plat approval for the Windust Subdivision for Phase 1 and 2. All work is bonded pursuant to Camas Municipal Code (CMC) 17.21.040.
Presenter: Robert Maul, Planning Manager
Recommended Action: Staff recommends that Council move to approve the final plat for Phase 1 and 2 of the Windust Subdivision.

 [Final Plat Windust Phase 1 and 2 Staff Report](#)

[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](#)

IX. PUBLIC COMMENTS

X. 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.



CITY COUNCIL WORKSHOP MEETING MINUTES - DRAFT

Monday, August 15, 2016, 4:30 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan and Shannon Turk

Excused: Melissa Smith

Staff: Sam Adams, Bernie Bacon, Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Leona Langlois, Robert Maul, Shyla Nelson, Ron Schumacher, Nick Swinhart and Steve Wall

Press: Heather Acheson, Camas-Washougal Post-Record

III. PUBLIC COMMENTS

No one from the public wished to speak.

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

Swinhart shared about Wolk's involvement and contributions to the City. Swinhart, Council and Mayor thanked him for his 25 years of service.

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

Swinhart summarized the grant application information.

- 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 presentation provides 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

 [Camas-Washougal Fire Department Overtime](#)

Swinhart provided a Fire Department overtime presentation to Council.


- D. Utility Tax Scenario Model Presentation
Details: Staff demonstrated 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 was made available for City Council to use.
Presenter: Cathy Huber Nickerson, Finance Director

Huber Nickerson demonstrated the scenarios-model for Council.

- E. Public Works Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Steve Wall, Public Works Director

Wall updated council about the NW 6th Avenue and Norwood intersection improvements (roundabout); the Watershed Timber Harvest project; the North Shore Sewer Transmission System project; and the Slow Sand Water Treatment Plant water transmission main work. Wall informed Council that staff is preparing a "Complete Streets" program presentation for a future Council meeting.

- 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

 [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](#)

This this item will be placed on the September 6, 2016 Regular Meeting Agenda for Council's consideration.

- G. Community Development Miscellaneous and Updates
Details: This is a placeholder for miscellaneous or emergent items.
Presenter: Phil Bourquin, Community Development Director

Bourquin informed Council about renewing the 2012 Camas, Washougal and Evergreen school districts Capital Facilities Plans interlocal agreement and about the work underway for the Impact Fee Deferral program application fees. He responded to Turk's comment about the City's cell tower policies.

- H. City Administrator Miscellaneous Updates and Scheduling
Details: This is a placeholder for miscellaneous or scheduling items.
Presenter: Pete Capell, City Administrator

Capell announced that the State of the Community has been scheduled for Tuesday, September 20, 2016. He stated that he and Mayor recently met with the School District regarding Camas High School parking.

V. COUNCIL COMMENTS AND REPORTS

Hazen will be attending the Parks Board meeting.

Chaney and Anderson commented about the Downtown Camas Association's 2016 Camas Car Show they attended.

Chaney commented about the cell tower decision and Bourquin responded.

Hogan and Anderson attended the Administrative Committee meeting.

Hogan commented about oil/coal trains action taken by the City of Spokane.

Anderson commented about C-TRAN activities and visiting the East County Fire and Rescue (ECFR) Board meeting

Carter attended the Library Board of trustees meeting and stated that the next Planning Commission meeting is in September.

Turk commended Anderson on his C-TRAN Board involvement and commented about their Youth passes.

Mayor announced that he will be attending a Columbia River Economic Development Council (CREDC) luncheon, Senator Murray will be there.

VI. PUBLIC COMMENTS

No one from the public wished to speak.

VII. ADJOURNMENT

The meeting adjourned at 5:55 p.m.

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.



CITY COUNCIL REGULAR MEETING MINUTES - DRAFT

Monday, August 15, 2016, 7:00 PM

City Municipal Center, 616 NE 4th Avenue

I. CALL TO ORDER

Mayor Scott Higgins called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Tim Hazen, Steve Hogan and Shannon Turk

Excused: Melissa Smith

Staff: Bernie Bacon, Phil Bourquin, Pete Capell, James Carothers, Jennifer Gorsuch, Cathy Huber Nickerson, Robert Maul, Shawn MacPherson, Steve Wall and Alicia Pacheco (intern)

Press: No one from the press was present.


IV. PUBLIC COMMENTS

Paul Scherwinski, 727 NE 42nd Circle, Camas, commented about Camas High School parking.

Joe Levesque, 2682 NW Norwood Street, Camas, commented about Camas-Washougal's economic development.

V. CONSENT AGENDA

- A. Approved the minutes of the August 1, 2016 Camas City Council Meeting and the Workshop minutes of August 1, 2016.

 [August 1, 2016 Camas City Council Regular Meeting Minutes - Draft](#)
[August 1, 2016 Camas City Council Workshop Meeting Minutes - Draft](#)

- B. Approved claim checks numbered 130438-130578 in the amount of \$1,804,035.18.
- C. Authorized the write-off of the July 2016 Emergency Medical Services (EMS) billings in the amount of \$74,774.69. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (Submitted by Pam O'Brien)
-

It was moved by Council Member Carter, seconded by Council Member Hogan, to approve the Consent Agenda. The motion carried unanimously.

VI. NON-AGENDA ITEMS

A. Staff

There were no comments from staff.

B. Council

There were no comments from Council.

VII. MAYOR

A. Announcements

There were no announcements from Mayor Higgins.

B. Mayor's Volunteer Spirit Award

 [August 2016 Award Doug Quinn](#)

Mayor Scott Higgins presented Doug Quinn with the August Mayor's Volunteer Spirit Award.

VIII. MEETING ITEMS

- A. Final Plat for the Hills at Round Lake Planned Residential Development (PRD), Phase 5
Details: A final plat for the Hills at Round Lake PRD, Phase 5 was submitted for approval, which includes 25 single family lots. The development is located at the intersection of NE Spruce Drive and NE Sitka Drive, also described as tax parcel no.122997-000. Hills at Round Lake PRD is a 333-lot development, which received master plan approval on October 4, 2010. The master plan includes 13 phases.
Presenter: Robert Maul, Planning Manager

 [Hills at Round Lake Phase 5 Staff Report](#)

[Hills at Round Lake Phase 5 Plat](#)

It was moved by Council Member Turk, seconded by Council Member Carter, to approve the final plat for the Hills at Round Lake Planned Residential Development. The motion carried unanimously.

- B. Resolution No. 16-014 Establishing a Two-Hour Parking Limit in Waterleaf Subdivision
Details: At the August 1, 2016, City Council Regular Meeting, the City Council received public comment on and reviewed a draft resolution regarding two-hour parking restrictions on public streets in the vicinity of the Camas High School. After receiving 35 written comments and numerous verbal comments during the Regular Meeting, Council directed staff to prepare a resolution that will add 2-hour parking restrictions for all public streets between the hours of 7:00 am and 3:00 pm on Camas public school days within the Waterleaf Subdivision.

Presenter: Curleigh Carothers, City Engineer

 [Resolution No. 16-014](#)

It was moved by Council Member Carter, seconded by Council Member Hogan, that Resolution No. 16-014 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, seconded by Council Member Anderson, that Resolution No. 16-014 be approved. The motion carried unanimously.

C. Resolution No. 16-016 Intent to Initiate Negotiations with Clark County on Annexation Interlocal Agreement

Details: Staff recommends that the City enter into an interlocal agreement with Clark County to annex the Winchester Hills Subdivision along with two sections of right-of-way located within the Urban Growth Boundary where they should be included into the City.

Presenter: Robert Maul, Planning Manager

 [Resolution No. 16-016](#)

[Exhibit A-1](#)

[Exhibit A-2](#)

[Exhibit A-3](#)

It was moved by Council Member Hogan, seconded by Council Member Carter, that Resolution No. 16-016 be read by title only. The motion carried unanimously.

It was moved by Council Member Hogan, seconded by Council Member Carter, that Resolution No. 16-016 be approved. The motion carried unanimously.

IX. PUBLIC COMMENTS

Joe Levesque inquired about the Belz Place subdivision and Bourquin responded.

Ben Puffer, 29903 SE 30th Street, Washougal, commented about the Council meeting.

X. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

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.

WS-709C ✓

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 14 FINAL PAY PERIOD: 07/01/2016 Through 07/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
---	--	--	--	--	--	--	---	--	--	--	--

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 1A: MOBILIZATION											
1A.1	MOBILIZATION	LS	1.00	\$530,000.00	\$530,000.00	1.00	\$530,000.00		\$0.00	1.00	\$530,000.00
SCHEDULE 1A SUBTOTAL					\$530,000.00		\$530,000.00		\$0.00		\$530,000.00

SCHEDULE 1B: PIPE											
1B.1	STORMLINE	LS	1.00	\$68,750.00	\$68,750.00	1.00	\$68,750.00		\$0.00	1.00	\$68,750.00
1B.2	OFFSITE WATERLINE	LS	1.00	\$405,625.00	\$405,625.00	1.00	\$405,625.00		\$0.00	1.00	\$405,625.00
1B.3	Onsite Waterline	LS	1.00	\$68,750.00	\$68,750.00	1.00	\$68,750.00		\$0.00	1.00	\$68,750.00
1B.4	Sanitary	LS	1.00	\$6,875.00	\$6,875.00	1.00	\$6,875.00		\$0.00	1.00	\$6,875.00
SCHEDULE 1B SUBTOTAL					\$550,000.00		\$550,000.00		\$0.00		\$550,000.00

SCHEDULE 1C: SITE WORK											
1C.1	Clearing and Grubbing	LS	1.00	\$20,000.00	\$20,000.00	1.00	\$20,000.00		\$0.00	1.00	\$20,000.00
1C.2	Excavation/Preparation	LS	1.00	\$61,906.56	\$61,906.56	1.00	\$61,906.56		\$0.00	1.00	\$61,906.56
1C.3	Admin Excavation/Slab Preparation	LS	1.00	\$26,000.00	\$26,000.00	1.00	\$26,000.00		\$0.00	1.00	\$26,000.00
1C.4	Base Rock	LS	1.00	\$82,875.00	\$82,875.00	1.00	\$82,875.00		\$0.00	1.00	\$82,875.00
1C.5	Site Finish Grading	LS	1.00	\$5,030.94	\$5,030.94	1.00	\$5,030.94		\$0.00	1.00	\$5,030.94
1C.6	Wall	LS	1.00	\$8,125.00	\$8,125.00	1.00	\$8,125.00		\$0.00	1.00	\$8,125.00
1C.7	Curb	LS	1.00	\$13,000.00	\$13,000.00	1.00	\$13,000.00		\$0.00	1.00	\$13,000.00
1C.8	HMA	LS	1.00	\$48,750.00	\$48,750.00	1.00	\$48,750.00		\$0.00	1.00	\$48,750.00
1C.9	Final Cleanup/Seeding	LS	1.00	\$4,875.00	\$4,875.00	1.00	\$4,875.00		\$0.00	1.00	\$4,875.00
1C.10	Bollard	LS	1.00	\$2,437.50	\$2,437.50	1.00	\$2,437.50		\$0.00	1.00	\$2,437.50
1C.11	Fencing	LS	1.00	\$52,000.00	\$52,000.00	1.00	\$52,000.00		\$0.00	1.00	\$52,000.00
SCHEDULE 1C SUBTOTAL					\$325,000.00		\$325,000.00		\$0.00		\$325,000.00

SCHEDULE 1D: ADMIN BUILDING											
1D.1	Accessories	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.2	Admin Building Reinforcing Steel	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.3	Admin Building Slab and Stem Wall	LS	1.00	\$88,800.00	\$88,800.00	1.00	\$88,800.00		\$0.00	1.00	\$88,800.00
1D.4	Casework	LS	1.00	\$11,100.00	\$11,100.00	1.00	\$11,100.00		\$0.00	1.00	\$11,100.00
1D.5	CMU	LS	1.00	\$74,000.00	\$74,000.00	1.00	\$74,000.00		\$0.00	1.00	\$74,000.00
1D.6	Doors	LS	1.00	\$29,600.00	\$29,600.00	1.00	\$29,600.00		\$0.00	1.00	\$29,600.00
1D.7	Drywall	LS	1.00	\$44,400.00	\$44,400.00	1.00	\$44,400.00		\$0.00	1.00	\$44,400.00
1D.8	Electrician	LS	1.00	\$161,249.93	\$161,249.93	1.00	\$161,249.93		\$0.00	1.00	\$161,249.93
1D.9	Generator	LS	1.00	\$37,000.00	\$37,000.00	1.00	\$37,000.00		\$0.00	1.00	\$37,000.00
1D.10	Excavation/Sub Base	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.11	Flooring	LS	1.00	\$3,700.00	\$3,700.00	1.00	\$3,700.00		\$0.00	1.00	\$3,700.00
1D.12	HVAC	LS	1.00	\$48,100.00	\$48,100.00	1.00	\$48,100.00		\$0.00	1.00	\$48,100.00
1D.13	Ironwork	LS	1.00	\$2,771.38	\$2,771.38	1.00	\$2,771.38		\$0.00	1.00	\$2,771.38
1D.14	Louvers	LS	1.00	\$2,010.64	\$2,010.64	1.00	\$2,010.64		\$0.00	1.00	\$2,010.64
1D.15	Metal Roof	LS	1.00	\$29,727.10	\$29,727.10	1.00	\$29,727.10		\$0.00	1.00	\$29,727.10
1D.16	Overhead Door	LS	1.00	\$7,400.00	\$7,400.00	1.00	\$7,400.00		\$0.00	1.00	\$7,400.00
1D.17	Painter	LS	1.00	\$37,000.00	\$37,000.00	1.00	\$37,000.00		\$0.00	1.00	\$37,000.00
1D.18	Plumbing	LS	1.00	\$81,400.00	\$81,400.00	1.00	\$81,400.00		\$0.00	1.00	\$81,400.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 14 FINAL PAY PERIOD: 07/01/2016 Through 07/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
---	--	--	--	--	--	--	---	--	--	--	--

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1D.19	Roof Framing	LS	1.00	\$7,740.95	\$7,740.95	1.00	\$7,740.95		\$0.00	1.00	\$7,740.95
1D.20	Signage	LS	1.00	\$3,700.00	\$3,700.00	1.00	\$3,700.00		\$0.00	1.00	\$3,700.00
1D.21	Trusses	LS	1.00	\$22,200.00	\$22,200.00	1.00	\$22,200.00		\$0.00	1.00	\$22,200.00
1D.22	Windows	LS	1.00	\$11,100.00	\$11,100.00	1.00	\$11,100.00		\$0.00	1.00	\$11,100.00
SCHEDULE 1D SUBTOTAL					\$740,000.00		\$740,000.00		\$0.00		\$740,000.00

SCHEDULE 1E: ADMIN BUILDING - EQUIPMENT											
1E.1	Flouride System	LS	1.00	\$91,628.35	\$91,628.35	1.00	\$91,628.35		\$0.00	1.00	\$91,628.35
1E.2	Hypochlorite System Submittal Approval	LS	1.00	\$40,992.11	\$40,992.11	1.00	\$40,992.11		\$0.00	1.00	\$40,992.11
1E.3	Hypochlorite System	LS	1.00	\$144,947.96	\$144,947.96	1.00	\$144,947.96		\$0.00	1.00	\$144,947.96
1E.4	Process Piping	LS	1.00	\$14,479.40	\$14,479.40	1.00	\$14,479.40		\$0.00	1.00	\$14,479.40
1E.5	Mono Rail	LS	1.00	\$20,684.88	\$20,684.88	1.00	\$20,684.88		\$0.00	1.00	\$20,684.88
1E.6	Pumps	LS	1.00	\$25,856.10	\$25,856.10	1.00	\$25,856.10		\$0.00	1.00	\$25,856.10
1E.7	Starup	LS	1.00	\$7,127.79	\$7,127.79	1.00	\$7,127.79		\$0.00	1.00	\$7,127.79
SCHEDULE 1E SUBTOTAL					\$345,716.59		\$345,716.59		\$0.00		\$345,716.59

SCHEDULE 1F: Filter Structure											
1F.1	Process Piping	LS	1.00	\$84,000.00	\$84,000.00	1.00	\$84,000.00		\$0.00	1.00	\$84,000.00
1F.2	Painting/Coating	LS	1.00	\$18,000.00	\$18,000.00	1.00	\$18,000.00		\$0.00	1.00	\$18,000.00
1F.3	Ironwork/Railing	LS	1.00	\$144,000.00	\$144,000.00	1.00	\$144,000.00		\$0.00	1.00	\$144,000.00
1F.4	Slide Gates	LS	1.00	\$60,000.00	\$60,000.00	1.00	\$60,000.00		\$0.00	1.00	\$60,000.00
1F.5	Water Test	LS	1.00	\$6,000.00	\$6,000.00	1.00	\$6,000.00		\$0.00	1.00	\$6,000.00
1F.6	Excavation/Preparation	LS	1.00	\$180,000.00	\$180,000.00	1.00	\$180,000.00		\$0.00	1.00	\$180,000.00
1F.7	Filter Media	LS	1.00	\$600,439.87	\$600,439.87	1.00	\$600,439.87		\$0.00	1.00	\$600,439.87
1F.8	Base Rock	LS	1.00	\$107,560.13	\$107,560.13	1.00	\$107,560.13		\$0.00	1.00	\$107,560.13
SCHEDULE 1F SUBTOTAL					\$1,200,000.00		\$1,200,000.00		\$0.00		\$1,200,000.00

SCHEDULE 1G: Filter Structure - Slab Construction											
1G.1	Slab Construction	SF	25,214.00	\$20.00	\$504,280.00	25,214.00	\$504,280.00		\$0.00	25214.00	\$504,280.00
SCHEDULE 1G SUBTOTAL					\$504,280.00		\$504,280.00		\$0.00		\$504,280.00

SCHEDULE 1H: Filter Structure - Wall Construction											
1H.1	Wall Construction	SF	13,996.00	\$49.00	\$685,804.00	13,996.00	\$685,804.00		\$0.00	13996.00	\$685,804.00
SCHEDULE 1H SUBTOTAL					\$685,804.00		\$685,804.00		\$0.00		\$685,804.00

SCHEDULE 1J: Filter Structure - Reinforcing Steel											
1J.1	Reinforcing Steel	SF	39,210.00	\$9.00	\$352,890.00	39,210.00	\$352,890.00		\$0.00	39210.00	\$352,890.00
SCHEDULE 1J SUBTOTAL					\$352,890.00		\$352,890.00		\$0.00		\$352,890.00

SCHEDULE 2: Shoring Trench Safety System											
2.1	Shoring Trench Safety System	LF	5,400.00	\$1.00	\$5,400.00	5,400.00	\$5,400.00		\$0.00	5400.00	\$5,400.00
SCHEDULE 2 SUBTOTAL					\$5,400.00		\$5,400.00		\$0.00		\$5,400.00

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 14 FINAL PAY PERIOD: 07/01/2016 Through 07/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
---	--	--	--	--	--	--	---	--	--	--	--

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
SCHEDULE 3: Overexcavation and Backfill with Granular Fill											
3.1	Overexcavation and Backfill with Granular Fill	CY	1,500.00	\$20.00	\$30,000.00		\$0.00		\$0.00	0.00	\$0.00
SCHEDULE 3 SUBTOTAL					\$30,000.00		\$0.00		\$0.00		\$0.00

SCHEDULE 4: Cash Allowance for Furnishings and Laboratory Supplies											
4.1	Furnishings and Laboratory Supplies	LS	1.00	\$10,000.00	\$10,000.00	1.00	\$10,000.00		\$0.00	1.00	\$10,000.00
SCHEDULE 2 SUBTOTAL					\$10,000.00		\$10,000.00		\$0.00		\$10,000.00

SCHEDULE 5: Erosion Control and Water Pollution Control											
5.1	Erosion Control and Water Pollution Control	LS	1.00	\$16,000.00	\$16,000.00	0.92	\$14,720.00	0.08	\$1,280.00	1.00	\$16,000.00
SCHEDULE 5 SUBTOTAL					\$16,000.00		\$14,720.00		\$1,280.00		\$16,000.00

SCHEDULE 6: Project Documentation											
6.1	Project Documentation	LS	1.00	\$25,000.00	\$25,000.00	0.75	\$18,750.00	0.25	\$6,250.00	1.00	\$25,000.00
SCHEDULE 6 SUBTOTAL					\$25,000.00		\$18,750.00		\$6,250.00		\$25,000.00

Change Order 1											
A	Upsize TW & RW Pipes & Extend RW Pipe to R.O.W.	LS	1.00	\$34,831.21	\$34,831.21	1.00	\$34,831.21		\$0.00	1.00	\$34,831.21
B	Groundface CMU Block	LS	1.00	\$2,934.80	\$2,934.80	1.00	\$2,934.80		\$0.00	1.00	\$2,934.80
CHANGE ORDER 1 SUBTOTAL					\$37,766.01		\$37,766.01		\$0.00		\$37,766.01

Change Order 2											
A	Use Moisture-Resistant MDF for Cabinet Core	LS	1.00	\$579.26	\$579.26	1.00	\$579.26		\$0.00	1.00	\$579.26
B	Upsize to 52-Lug Panel	LS	1.00	\$811.30	\$811.30	1.00	\$811.30		\$0.00	1.00	\$811.30
C	Furnish and Install 40" x 48" Louver in lieu of 48" x 40" Louver	LS	1.00	\$1,835.40	\$1,835.40	1.00	\$1,835.40		\$0.00	1.00	\$1,835.40
D	Furnish and Install conduit, wire, and controls for HVAC Ops through SCADA	LS	1.00	\$3,257.89	\$3,257.89	1.00	\$3,257.89		\$0.00	1.00	\$3,257.89
E	Furnish and Install Septic System	LS	1.00	\$23,378.40	\$23,378.40	1.00	\$23,378.40		\$0.00	1.00	\$23,378.40
F	Modify Chemical Metering Pump	LS	1.00	\$1,675.55	\$1,675.55	1.00	\$1,675.55		\$0.00	1.00	\$1,675.55
G	Install Storm System for Filter Basin Entry Ramps	LS	1.00	\$14,530.36	\$14,530.36	1.00	\$14,530.36		\$0.00	1.00	\$14,530.36
H	Furnish and Install 18" Dia. Culverts for Logging Road	LS	1.00	\$4,178.09	\$4,178.09	1.00	\$4,178.09		\$0.00	1.00	\$4,178.09
I	Furnish & Install 5/8" Marine Plywood for Pipe Gallery	LS	1.00	\$8,306.42	\$8,306.42	1.00	\$8,306.42		\$0.00	1.00	\$8,306.42
J	Furnish and Install Flap Valves	LS	1.00	\$2,334.19	\$2,334.19	1.00	\$2,334.19		\$0.00	1.00	\$2,334.19
K	Furnish and Install Round Rock Landscaping	LS	1.00	\$1,007.36	\$1,007.36	1.00	\$1,007.36		\$0.00	1.00	\$1,007.36
CHANGE ORDER 2 SUBTOTAL					\$61,894.22		\$61,894.22		\$0.00		\$61,894.22

Change Order 3											
A	Circuit Breaker Size Changes	LS	1.00	\$1,795.18	\$1,795.18		\$0.00	1.00	\$1,795.18	1.00	\$1,795.18
B	Stop Log Retrofit	LS	1.00	\$5,792.13	\$5,792.13		\$0.00	1.00	\$5,792.13	1.00	\$5,792.13
C	Large Boulder Removal	LS	1.00	\$22,396.28	\$22,396.28		\$0.00	1.00	\$22,396.28	1.00	\$22,396.28
D	PRV Manhole Riser	LS	1.00	\$1,527.28	\$1,527.28		\$0.00	1.00	\$1,527.28	1.00	\$1,527.28
E	Door Change	LS	1.00	\$345.00	\$345.00		\$0.00	1.00	\$345.00	1.00	\$345.00
F	Added Floor Drains	LS	1.00	\$781.72	\$781.72		\$0.00	1.00	\$781.72	1.00	\$781.72
G	Added Concrete Walls & Top Walkway	LS	1.00	\$2,165.31	\$2,165.31		\$0.00	1.00	\$2,165.31	1.00	\$2,165.31

CITY OF CAMAS PROJECT NO. WS-709C Project Name: SLOW SAND WATER TREATMENT PLANT 32723 NE Lessard Road Camas, WA 98607			PAY ESTIMATE: 14 FINAL PAY PERIOD: 07/01/2016 Through 07/31/2016 ORIGINAL CONTRACT AMOUNT: \$5,729,737.57				Rotschy, Inc. 9210 NE 62nd Avenue Vancouver, WA 98665 (360) 334-3101				
---	--	--	--	--	--	--	---	--	--	--	--

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
H	CAT 5e Cable	LS	1.00	\$421.68	\$421.68		\$0.00	1.00	\$421.68	1.00	\$421.68
I	Added Check Valve on Domestic Water	LS	1.00	\$918.85	\$918.85		\$0.00	1.00	\$918.85	1.00	\$918.85
J	Valve Operator Extensions in Filter Gallery	LS	1.00	\$2,496.37	\$2,496.37		\$0.00	1.00	\$2,496.37	1.00	\$2,496.37
K	Vent Pipe & Condensation Drain in Filter Gallery	LS	1.00	\$898.97	\$898.97		\$0.00	1.00	\$898.97	1.00	\$898.97
L	Bubbler Drain Lines	LS	1.00	\$1,246.78	\$1,246.78		\$0.00	1.00	\$1,246.78	1.00	\$1,246.78
M	Fence Change Around Septic Tank	LS	1.00	\$885.50	\$885.50		\$0.00	1.00	\$885.50	1.00	\$885.50
N	Site Tube Plumbing for Filters	LS	1.00	\$4,350.94	\$4,350.94		\$0.00	1.00	\$4,350.94	1.00	\$4,350.94
CHANGE ORDER 2 SUBTOTAL							\$46,021.99		\$0.00		\$46,021.99

ORIGINAL CONTRACT TOTAL	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
CHANGE ORDERS TO DATE	\$5,320,090.59	\$5,282,560.59	\$7,530.00	\$5,290,090.59
ORIGINAL CONTRACT & CHANGE ORDERS SUBTOTAL	\$99,660.23	\$99,660.23	\$46,021.99	\$145,682.22
SALES TAX (7.7%)	\$5,419,750.82	\$5,382,220.82	\$53,551.99	\$5,435,772.81
TOTAL CONTRACT	\$417,320.81	\$414,431.00	\$4,123.50	\$418,554.51
Retainage (5%)	\$5,837,071.63	\$5,796,651.82	\$57,675.49	\$5,854,327.32
TOTAL		(\$269,111.04)	(\$2,677.60)	(\$271,788.64)
		\$5,527,540.78	\$54,997.89	\$5,582,538.68

SAN. ACT. NUMBER: 426.00.594.341.65

SAN. THIS PAY EST: \$54,997.89

St Dupre 8/17/16
Project Engineer Date

Darin Rysan 8/22/2016
Contractor Date

James Hodges 8/22/2016
Project Manager Date

FFO
ENTERED
8/29/16

ORDINANCE NO.16-015

AN ORDINANCE related to land use and zoning, declaring an emergency, and adopting a moratorium on the establishment of any wireless communication facilities, wireless communication support structure, monopole support structure, or lattice support structure, hereinafter collectively referred to as “Wireless Communication Facilities”, within the limits of the City of Camas; and providing for an immediate effective date.

WHEREAS, Camas Municipal Code Chapter 18.35 sets forth certain regulations for the placement, development, permitting, and removal of Wireless Communication Facilities; and

WHEREAS, for the purposes of this Ordinance, wireless communication facilities, wireless communication support structure, monopole support structure, or lattice support structure, as defined pursuant to Camas Municipal Code Section 18.35.030, shall be collectively referred to herein as “Wireless Communication Facilities”; and

WHEREAS, approved Wireless Communication Facilities shall be vested for the terms as otherwise specified in the land use decision or as per the Camas Municipal Code; and

WHEREAS, Camas Municipal Code Chapter 18.35 was initially established pursuant to Ordinance 2299, on July 23, 2001; and

WHEREAS, while minor amendments to Ordinance 2299 have occurred, the City has not undertaken a comprehensive review of CMC 18.35 related to Wireless Communication Facilities; and

WHEREAS, the City of Camas has made significant changes in the Comprehensive Plan, Zoning Districts, as well as expanded both the Urban Growth Areas and City Limits multiple times since Ordinance 2299 was passed; and

WHEREAS, the City of Camas, through Ordinance 16-010, has adopted a 20-year Comprehensive Plan titled “Camas 2035”; and

WHEREAS, the City Council desires to review its zoning and use codes related to Wireless Communication Facilities for consistency with the vision, goals, and policies established through the

ORDINANCE NO. 16-015

“Camas 2035” Comprehensive Plan; and

WHEREAS, the City Council desires to explore best available information on wireless technology, stealth technology, and alternatives to the placement of additional Wireless Communication Facilities through the City of Camas; and

WHEREAS, the City Council finds that the regulatory requirements established by this Ordinance are necessary for the immediate preservation of the public peace, health, and safety, and for the immediate support of City government and its existing public institutions,

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF CAMAS:

Section 1. The City Council adopts the foregoing recital clauses herein as findings in support of the adoption of the moratorium provided by this ordinance.

Section 2. Pursuant to the provisions of RCW 36.70A.390 and RCW 35.63.200, a land use authorization moratorium is hereby enacted prohibiting until August 7, 2017, within the City of Camas, the application for and the permitting, placement or development of any Wireless Communication Facilities, as defined herein.

Section 3. Work Plan. The following work plan includes target dates, but it is the intent for staff to have some flexibility in scheduling to accommodate for quorums, workloads, and notice requirement. The City Council moratorium hearing will occur October 3, 2016; a public hearing to hear from citizens on the record regarding allowing the permitting of Wireless Communication Facilities will occur on November 15, 2016 before the Planning Commission; staff will prepare of list of options based upon the testimony received and research conducted and present the options to the Planning Commission in a workshop on Wednesday, February 22, 2017 and to the City Council in a workshop on March 6, 2017; staff will draft a report and amendments available by May 5, 2017; the Planning Commission will conduct a hearing on

ORDINANCE NO. 16-015

May 16, 2017; and the recommendations of the Planning Commission together with the record will be forwarded on to City Council for consideration in a hearing on June 19, 2017; Ordinance Adoption will occur July 3, 2017.

Section 4. Effective Date. This Ordinance is designated as a public emergency ordinance necessary for the protection of public health, public safety, public property or public peace, and shall be effective upon adoption, provided that it is passed by majority plus one of the whole membership of the City Council.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not effect or invalidate the remainder or any parts thereof to any person or circumstances and to this end, the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

PASSED BY the Council and APPROVED by the Mayor this 6th day of September, 2016.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Staff Report
Final Plat for Windust, Phase 1 & 2
File No. FP16-02 and FP16-03
(Related Files: SUB06-02 and MinMod15-03)

TO: Mayor Higgins
City Council

FROM: Robert Maul, Planning Manager

LOCATION: North of Lacamas Park and south of Camas High School. Parcel numbers 178250-000 and 123832-000

OWNER: The Holt Group, Inc.
P.O. Box 87970
Vancouver, WA 98687

APPLICABLE LAW: The application was submitted July 30th, 2015, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION

Lots: 179 residential lots.

Total Area: 49.56 acres

Critical Areas: 11.05 square feet of wetlands
that was mitigated off site.

The original subdivision application was submitted to the city back on March 1, 2006 as a Planned Residential Development (PRD), and Subdivision (SUB06-02). The proposed development as it was originally approved was for a 49.56 acres site to be developed into 199 lots for 137 single family and 62 multi-family lots with 10+ acres of wetlands and open space. The City issued a land use approval with a formal decision on June 29th, 2006.

A new owner applied for a minor modification to the approved development on June 8th, 2015. The modification reduced the lot count from 199 to 179 with a new ratio of 126 single-family and 53 multi-family. The open space increased to a little over 11 acres and all Oregon White Oak are proposed for preservation. The minor modification was granted approval on August 13th, 2015 and is reflected in the final plats as attached.

The applicant has submitted for a final plat approval for both phases of the development and is proposing to bond for all of the required improvements. The bonding is proposed due to timing and vesting of the original approval and is allowed as per Camas Municipal Code section 17.21.040

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents including the bonding.

Final Plat Criteria for Approval (CMC 17.21.060-C)

1. That the proposed final plat bears the required certificates and statements of approval; **Complies**
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate; **Complies**
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040; **Bonding Complies**
4. That the plat is certified as accurate by the land surveyor responsible for the plat; **Complies**
5. That the plat is in substantial conformance with the approved preliminary plat; and **Complies**
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval. **Complies**

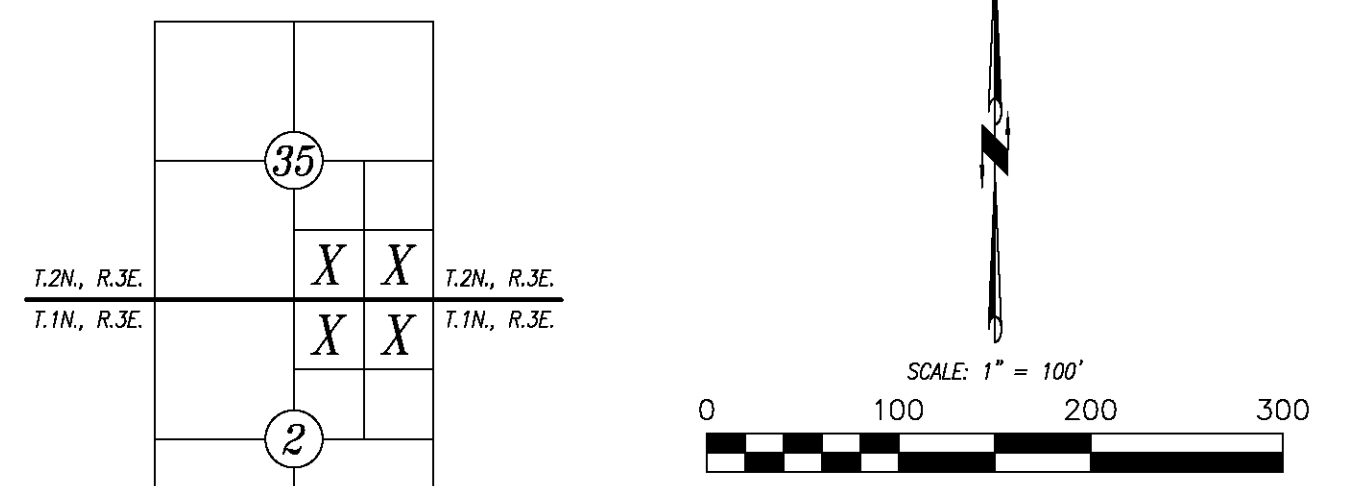
Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

Recommendation

Staff recommends that Council approve the final plat for Windust Phase 1 and 2 Subdivision.

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



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

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 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



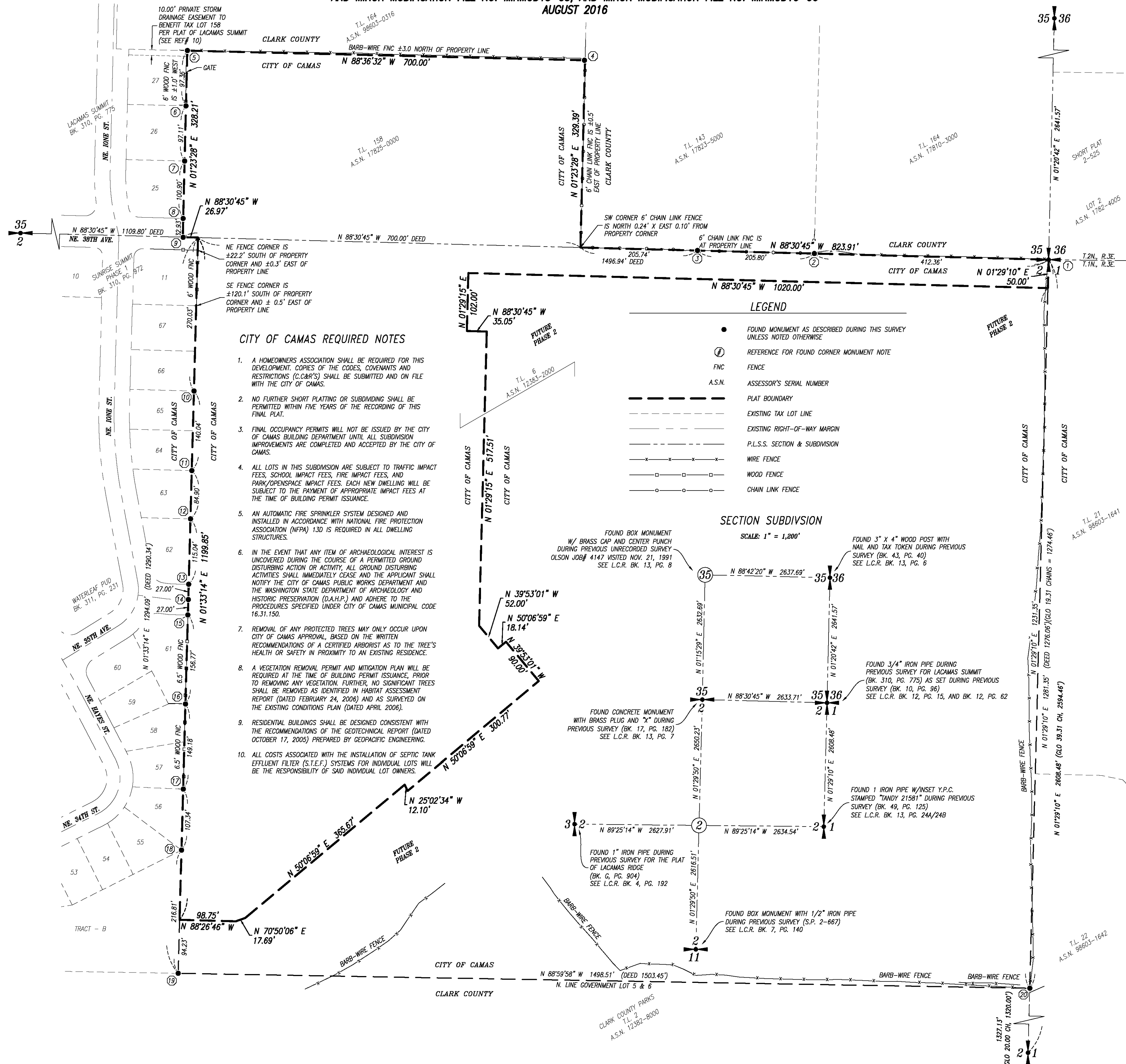
08/09/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

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



CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CODES, COVENANTS AND RESTRICTIONS (C.C.R.'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- NO FURTHER SHORT PLATTING OR SUBDIVISIONS SHALL BE PERMITTED WITHIN FIVE YEARS OF THE RECORDING OF THIS FINAL PLAT.
- FINAL OCCUPANCY PERMITS WILL NOT BE ISSUED BY THE CITY OF CAMAS BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPENSPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13D IS REQUIRED IN ALL DWELLING STRUCTURES.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS 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 MUNICIPAL CODE 16.31.150.
- REMOVAL OF ANY PROTECTED TREES MAY ONLY OCCUR UPON CITY OF CAMAS APPROVAL, BASED ON THE WRITTEN RECOMMENDATIONS OF A CERTIFIED ARBORIST AS TO THE TREE'S HEALTH OR SAFETY IN PROXIMITY TO AN EXISTING RESIDENCE.
- A VEGETATION REMOVAL PERMIT AND MITIGATION PLAN WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE, PRIOR TO REMOVING ANY VEGETATION. FURTHER, NO SIGNIFICANT TREES SHALL BE REMOVED AS IDENTIFIED IN HABITAT ASSESSMENT REPORT (DATED FEBRUARY 24, 2006) AND AS SURVEYED ON THE EXISTING CONDITIONS PLAN (DATED APRIL 2006).
- RESIDENTIAL BUILDINGS SHALL BE DESIGNED CONSISTENT WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (DATED OCTOBER 17, 2005) PREPARED BY GEOPACIFIC ENGINEERING.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF SEPTIC TANK EFFLUENT FILTER (S.T.E.F.) SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.

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 ADJACENT 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 ADJACENT 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" 0.08' WEST OF PROPERTY LINE & SOUTH 0.18' X WEST 0.08' FROM CALCULATED ADJACENT CORNER
- 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 ADJACENT 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 ADJACENT 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 ADJACENT 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 ADJACENT CORNER
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJACENT 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 E (HELD FOR LINE)
- FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJACENT 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 ADJACENT 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 ADJACENT 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" 0.03' WEST OF PROPERTY LINE & NORTH 0.06' X WEST 0.03' FROM CALCULATED ADJACENT CORNER
- 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 BURMAN 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 657, 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 PAID 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. 43, 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\92001\92401\92401\9245\SURVEY\PLAT\9245.FPLAT-PL1-01.DWG



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

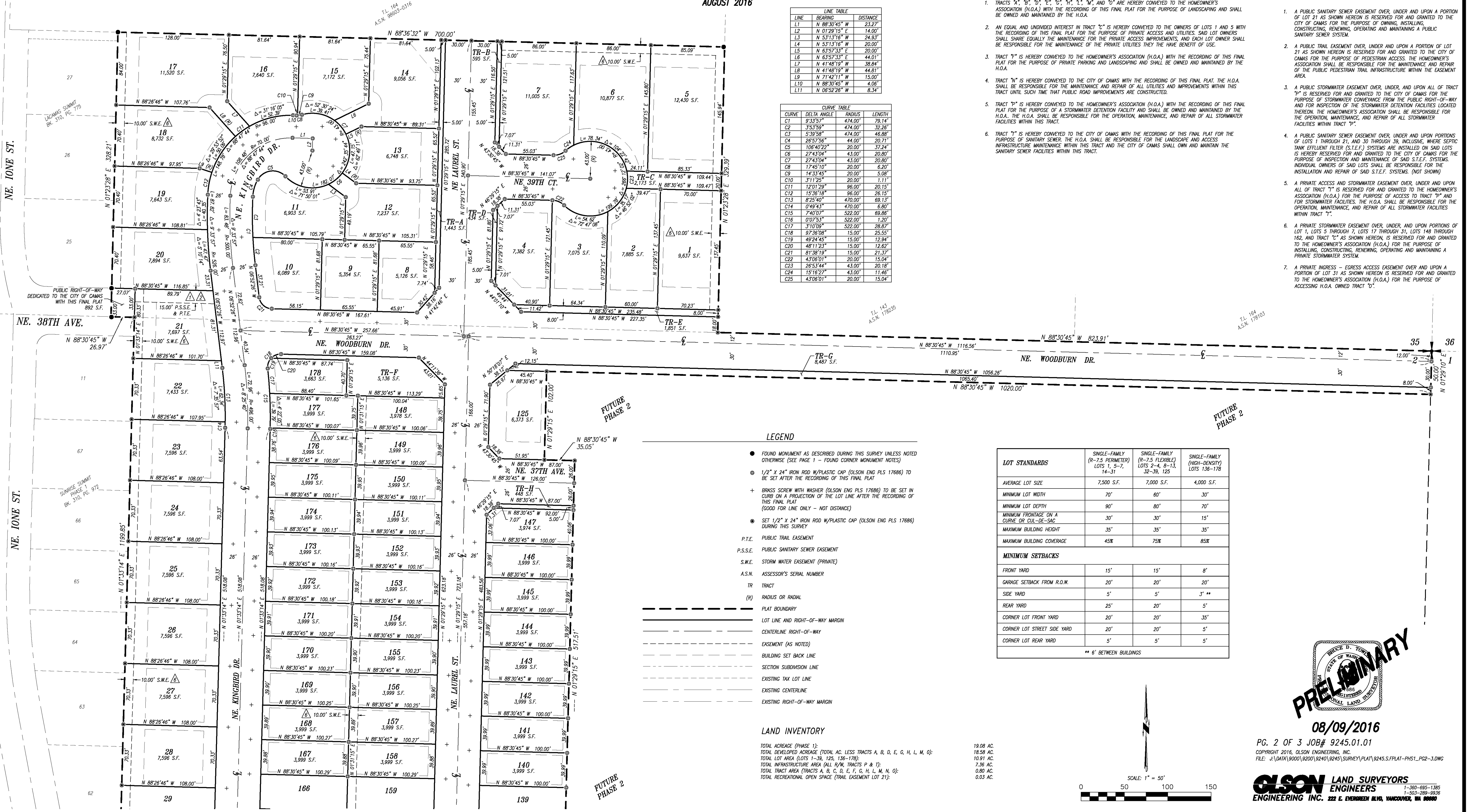
- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 21 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF OWNING, INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING A PUBLIC SANITARY SEWER SYSTEM.
- A PUBLIC TRAIL EASEMENT OVER, UNDER AND 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 5 THROUGH 7, 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", "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.
- 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 "N" 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 "M" 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	24.53'
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°52'28" W	8.34'

CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	9°33'57"	474.00'	78.14'
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'	89.13'
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	9°33'58"	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'



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): 19.08 AC.
TOTAL DEVELOPED ACRES (TOTAL AC. LESS TRACTS A, B, D, E, G, H, L, M, O): 18.58 AC.
TOTAL LOT AREA (LOTS 1-39, 125, 136-178): 10.91 AC.
TOTAL INFRASTRUCTURE AREA (ALL R/W, TRACTS P & T): 7.36 AC.
TOTAL TRACT AREA (TRACTS A, B, C, D, E, F, G, H, L, M, N, O): 0.80 AC.
TOTAL RECREATIONAL OPEN SPACE (TRAIL EASEMENT LOT 21): 0.03 AC.

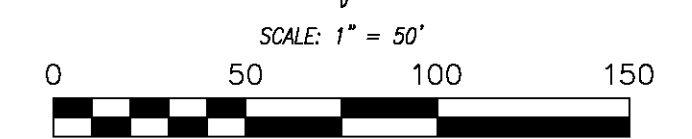
LOT STANDARDS	SINGLE-FAMILY (R=7.5 PERIMETER) LOTS 1, 5-7, 14-31	SINGLE-FAMILY (R=7.5 FLEXIBLE) LOTS 2-4, 8-13, 32-39, 125	SINGLE-FAMILY (HIGH-DENSITY) LOTS 136-178
AVERAGE LOT SIZE	7,500 S.F.	7,000 S.F.	4,000 S.F.
MINIMUM LOT WIDTH	70'	60'	30'
MINIMUM LOT DEPTH	90'	80'	70'
MINIMUM FRONTAGE ON A CURVE 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



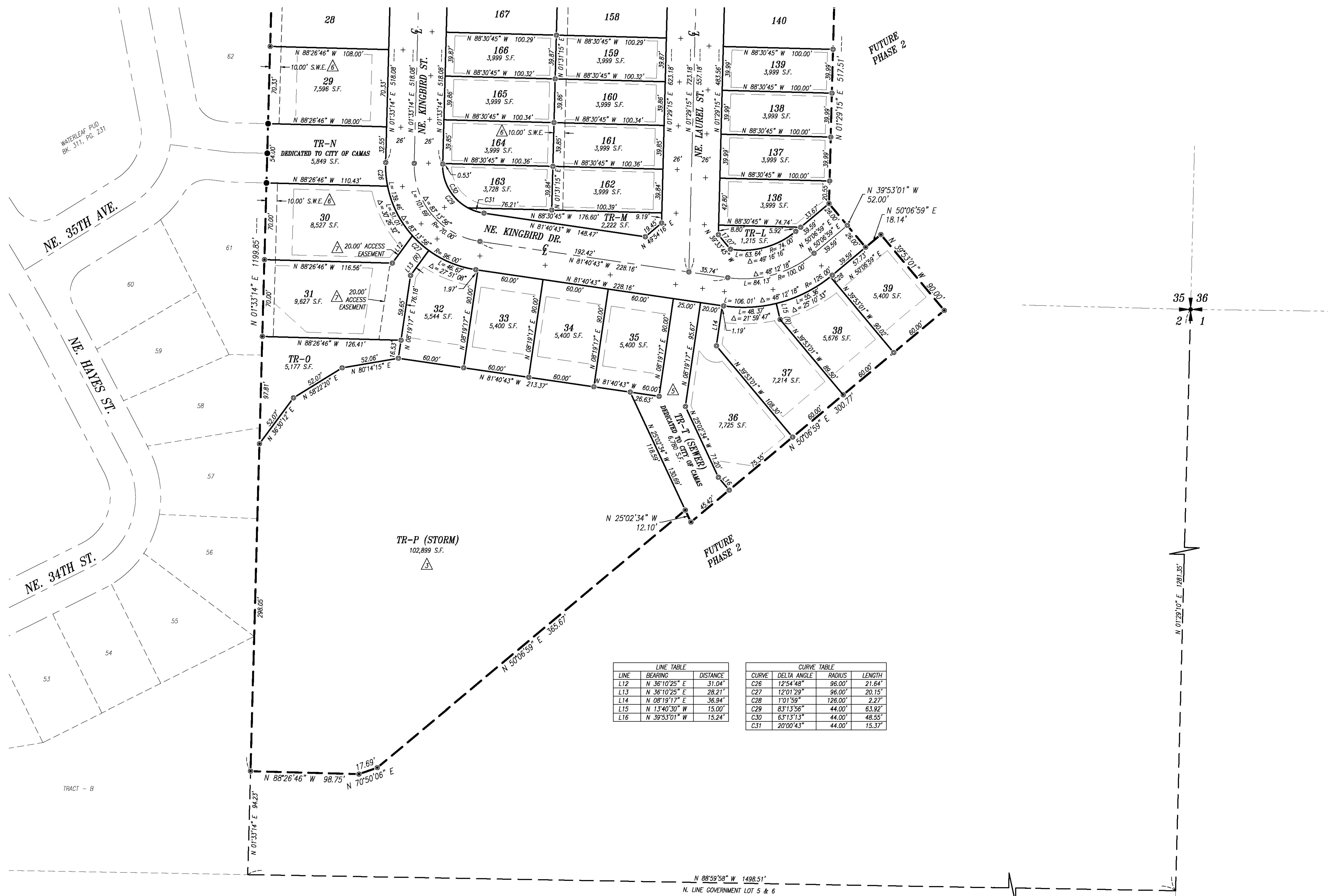
08/09/2016
PG. 2 OF 3 JOB# 9245.01.01
COPYRIGHT 2016, OLSON ENGINEERING, INC.
FILE: J:\DATA\92001\92401\9245\SURVEY\PLAT\9245.S.FPLAT-PH1-PL2-3.DWG

OLSON ENGINEERS
LAND SURVEYORS
ENGINEERING INC. 222 E. EVERETT BLVD, VANCOUVER, WA 98660
1-360-695-1385
1-360-289-9336



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



LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	LENGTH
L12	N 36°10'25" E	31.04'	C26	12°54'48"	96.00'	21.64'
L13	N 36°10'25" E	28.21'	C27	12°01'29"	96.00'	20.15'
L14	N 08°19'17" E	36.94'	C28	1°01'59"	126.00'	2.27'
L15	N 13°40'30" W	75.00'	C29	8°13'36"	44.00'	63.92'
L16	N 39°53'01" W	18.24'	C30	6°13'13"	44.00'	48.55'
			C31	20°00'43"	44.00'	15.37'

LEGEND

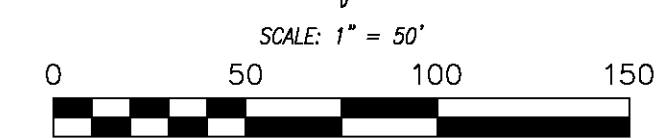
- FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS NOTED OTHERWISE (SEE PAGE 1 - FOUND CORNER MONUMENT NOTES)
- 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
- + BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN CURB ON A PROJECTION 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

35 36
2 1



08/09/2016

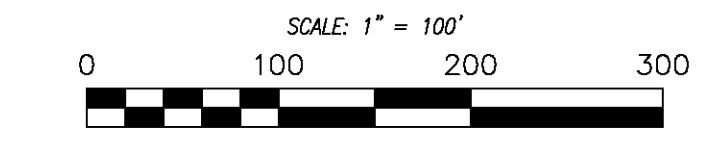
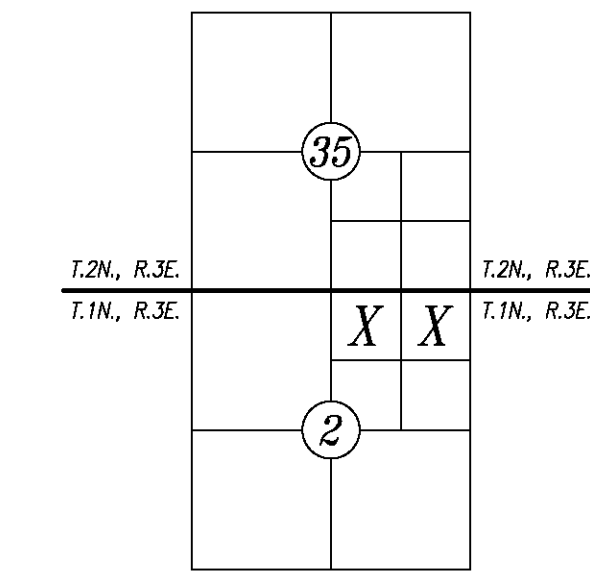
PG. 3 OF 3 JOB# 9245.01.01
COPYRIGHT 2016, OLSON ENGINEERING, INC.
FILE: J:\DATA\92001\92401\9245\SURVEY\PLAT\9245.S.F.PLAT-PH1_P02-3.DWG



OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660
1-360-695-1385
1-509-289-9938

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



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

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



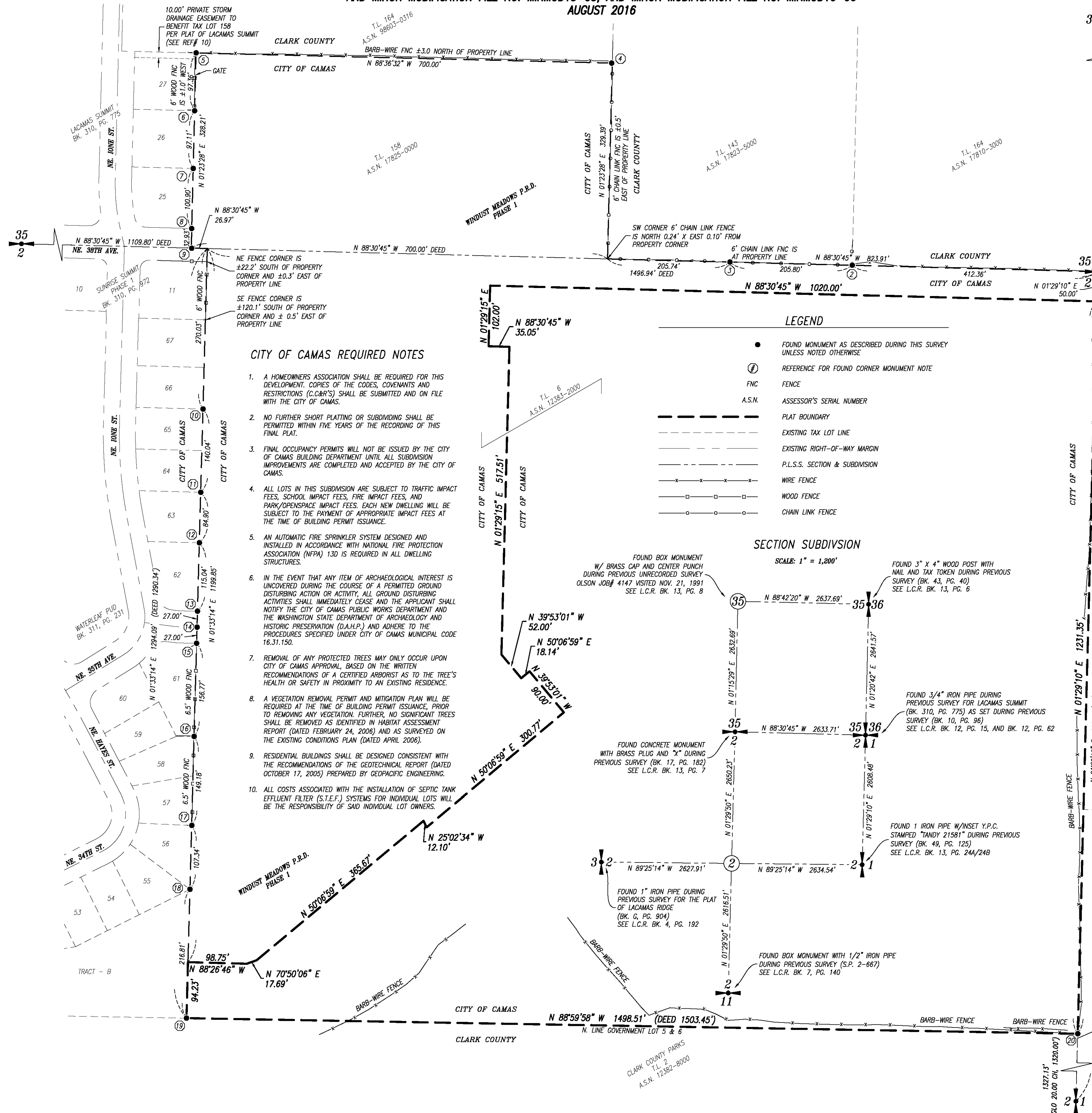
08/09/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

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



CITY OF CAMAS REQUIRED NOTES

1. A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CODES, COVENANTS AND RESTRICTIONS (C.C.R.'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
2. NO FURTHER SHORT PLATTING OR SUBDIVISIONS SHALL BE PERMITTED WITHIN FIVE YEARS OF THE RECORDING OF THIS FINAL PLAT.
3. FINAL OCCUPANCY PERMITS WILL NOT BE ISSUED BY THE CITY OF CAMAS BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPENSPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13D IS REQUIRED IN ALL DWELLING STRUCTURES.
6. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS 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 MUNICIPAL CODE 16.31.150.
7. REMOVAL OF ANY PROTECTED TREES MAY ONLY OCCUR UPON CITY OF CAMAS APPROVAL, BASED ON THE WRITTEN RECOMMENDATIONS OF A CERTIFIED ARBORIST AS TO THE TREE'S HEALTH OR SAFETY IN PROXIMITY TO AN EXISTING RESIDENCE.
8. A VEGETATION REMOVAL PERMIT AND MITIGATION PLAN WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT ISSUANCE, PRIOR TO REMOVING ANY VEGETATION. FURTHER, NO SIGNIFICANT TREES SHALL BE REMOVED AS IDENTIFIED IN HABITAT ASSESSMENT REPORT (DATED FEBRUARY 24, 2006) AND AS SURVEYED ON THE EXISTING CONDITIONS PLAN (DATED APRIL 2006).
9. RESIDENTIAL BUILDINGS SHALL BE DESIGNED CONSISTENT WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (DATED OCTOBER 17, 2005) PREPARED BY GEOPACIFIC ENGINEERING.
10. ALL COSTS ASSOCIATED WITH THE INSTALLATION OF SEPTIC TANK EFFLUENT FILTER (S.T.E.F.) SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.

LEGEND

- FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS NOTED OTHERWISE
- (f) REFERENCE FOR FOUND CORNER MONUMENT NOTE
- FNC FENCE
- A.S.N. ASSESSOR'S SERIAL NUMBER
- PLAT BOUNDARY
- - - EXISTING TAX LOT LINE
- - - EXISTING RIGHT-OF-WAY MARGIN
- - - P.L.S.S. SECTION & SUBDIVISION
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE

SECTION SUBDIVISION

SCALE: 1" = 1,200'

FOUND CORNER MONUMENT NOTES

1. 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
2. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 17686" ON PROPERTY LINE AT CALCULATED ADJACENT CORNER AT 3-WAY FENCE INTERSECTION (EAST-WEST-NORTH)
3. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 17686" ON PROPERTY LINE, EAST-WEST FENCE IS 0.3' SOUTH
4. FOUND 1/2" L.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
5. FOUND 1/2" L.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'
6. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.01' EAST OF PROPERTY LINE & SOUTH 0.18' X EAST 0.01' FROM CALCULATED ADJACENT CORNER, SE FENCE CORNER IS NORTH 1.20' X WEST 0.63' AND 0.64' WEST OF PROPERTY LINE
7. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.08' WEST OF PROPERTY LINE & SOUTH 0.16' X WEST 0.08' FROM CALCULATED ADJACENT CORNER
8. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.22' EAST OF PROPERTY LINE & SOUTH 0.07' X WEST 0.22' FROM CALCULATED ADJACENT RIGHT-OF-WAY LINE
9. FOUND 1/2" L.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.
10. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJACENT CORNER
11. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.10' EAST OF PROPERTY LINE & EAST 0.10' X SOUTH 0.07' FROM CALCULATED ADJACENT CORNER
12. FOUND 1/2" L.R. NO CAP BENT TO NORTH 0.08' EAST OF PROPERTY LINE & NORTH 0.04' X EAST 0.08' FROM CALCULATED ADJACENT CORNER
13. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJACENT RIGHT-OF-WAY CORNER
14. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.05' EAST OF PROPERTY LINE & EAST 0.05' X NORTH 0.00' FROM CALCULATED PLAT E (HELD FOR LINE)
15. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJACENT RIGHT-OF-WAY CORNER NE FENCE CORNER IS SOUTH ±0.9' ON PROPERTY LINE
16. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" ON PROPERTY LINE AT CALCULATED ADJACENT CORNER 3 WAY FENCE CORNER (N/S/W) IS ± NORTH 0.9' X WEST 0.6' AND ±0.6' WEST OF PROPERTY LINE
17. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.28' EAST OF PROPERTY LINE & NORTH 0.03' X EAST 0.28' FROM CALCULATED ADJACENT CORNER, SE FENCE CORNER IS NORTH ±0.2' AND ±0.3' EAST OF PROPERTY LINE
18. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" 0.03' WEST OF PROPERTY LINE & NORTH 0.06' X WEST 0.03' FROM CALCULATED ADJACENT CORNER
19. FOUND 1/2" L.R. & Y.P.C. STAMPED "OLSON ENG 26352" NORTH 0.02' X WEST 0.01' FROM CALCULATED CORNER
20. FOUND 1/2" L.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

1. 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.
2. 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.
3. 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.
4. RECORD OF SURVEY FOR BRADLEY BURMAN BY HAGEDORN, INC. RECORDED IN BOOK 62 OF SURVEYS, AT PAGE 20, RECORD OF CLARK COUNTY, WASHINGTON.
5. RECORD OF SURVEY FOR BOB HITCHCOCK BY OLSON ENGINEERING, INC. RECORDED IN BOOK 43 OF SURVEYS, AT PAGE 40, RECORDS OF CLARK COUNTY, WASHINGTON.
6. 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.
7. RECORD OF SURVEY FOR KENT ZIEGLER BY OLSON ENGINEERING, INC. RECORDED IN BOOK 10 OF SURVEYS, AT PAGE 96, RECORDS OF CLARK COUNTY, WASHINGTON.
8. SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, AT PAGE 657, RECORDS OF CLARK COUNTY, WASHINGTON.
9. PLAT OF LACAMAS RIDGE RECORDED IN BOOK G OF PLATS, AT PAGE 904, RECORDS OF CLARK COUNTY, WASHINGTON.
10. PLAT OF LACAMAS SUMMIT RECORDED IN BOOK 310 OF PLATS, AT PAGE 775, RECORDS OF CLARK COUNTY, WASHINGTON.
11. PLAT OF SUNRISE SUMMIT PHASE 1, RECORDED IN BOOK 310 OF PLATS, AT PAGE 972, RECORDS OF CLARK COUNTY, WASHINGTON.
12. PLAT OF WATERLEAF PAD 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. 43, PG. 125, RECORDS OF CLARK COUNTY, WASHINGTON.

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S²) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

WINDUST MEADOWS P.R.D. PHASE 2

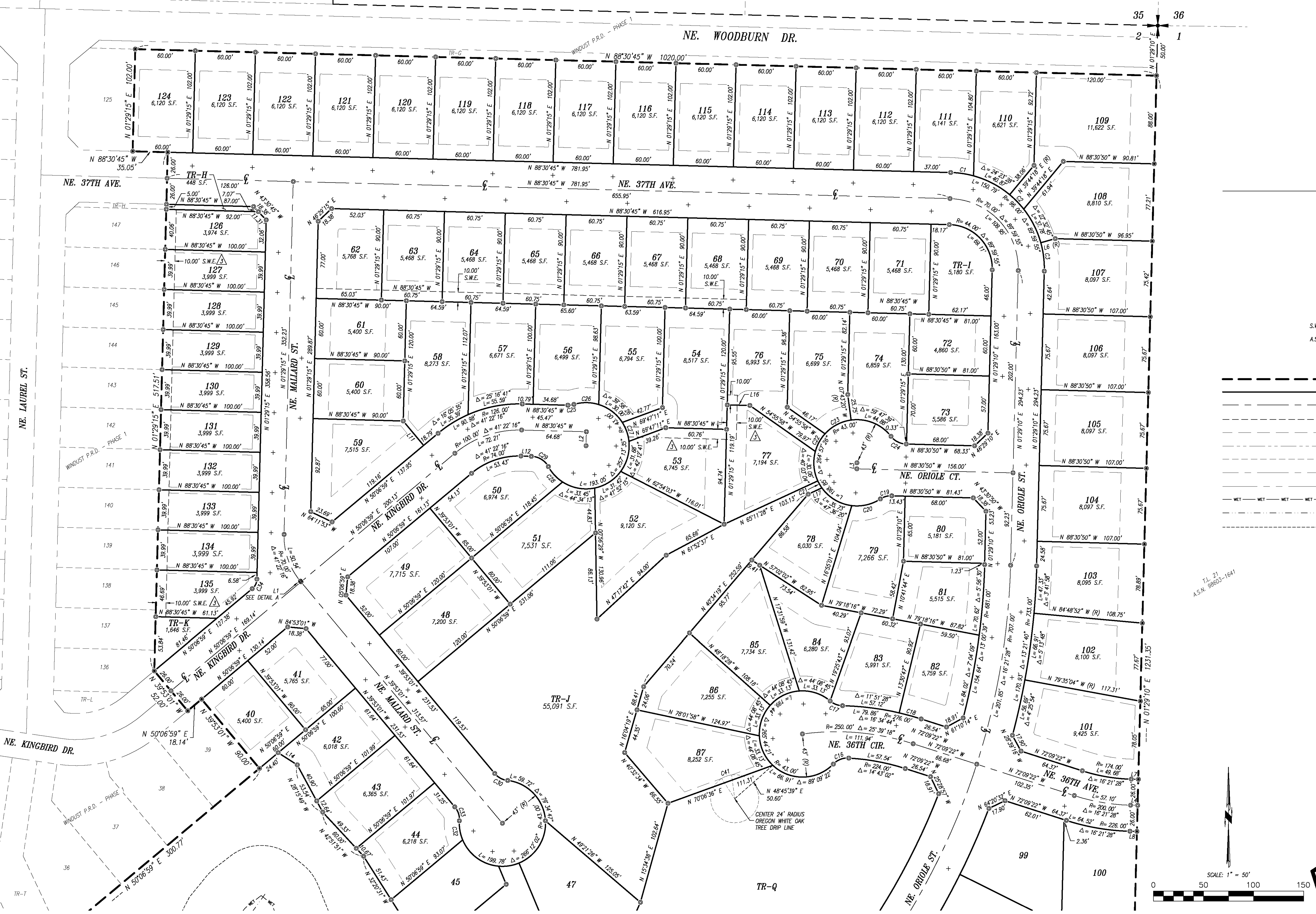
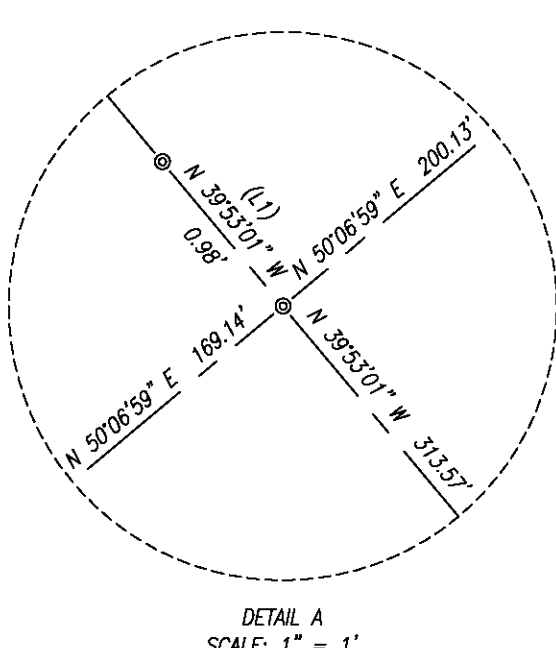
A SUBDIVISION IN THE
NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SEC. 2, TWP. 1 N., RGE. 3 E., W.M.,
AND THE SW 1/4 AND SE 1/4 OF THE SE 1/4 OF SEC. 35, TWP. 2 N., RGE. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
APPROVED UNDER CITY OF CAMAS FINAL DECISION FOR WINDUST MEADOWS P.R.D. FILE NO. SUB#06-02,
AND MINOR MODIFICATION FILE NO. MINMOD15-03, AND MINOR MODIFICATION FILE NO. MINMOD16-06
AUGUST 2016

LINE	BEARING	DISTANCE
L1	N 39°53'01" W	0.98'
L2	N 01°29'15" E	14.00'
L3	N 01°29'15" E	6.00'
L4	N 88°30'50" 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°30'50" 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°30'50" W	22.62'
L17	N 85°11'28" E	15.10'
L18	N 77°22'32" W	17.57'

CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	135°15"	96.00'	23.22'
C2	120°129"	96.00'	20.15'
C3	171°039"	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'	15.87'
C7	47°12'55"	10.00'	8.24'
C8	90°00'00"	10.00'	15.71'
C9	82°03'38"	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	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	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"	20.00'	20.31'
C23	39°58'28"	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	28°53'56"	43.00'	20.19'
C28	28°09'01"	43.00'	21.13'
C29	58°28'25"	20.00'	20.76'
C30	43°08'01"	20.00'	15.04'
C31	27°43'04"	43.00'	20.80'
C32	28°58'20"	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	48°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'

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): 10.43 AC.
TOTAL CRITICAL AREAS (WETLANDS, STREAM, AND BUFFERS): 1.97 AC.
TOTAL RECREATIONAL OPEN SPACE (TRACTS J, Q): 2.56 AC.



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

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, RENOVATING, OPERATING AND MAINTAINING, 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 52 THROUGH 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, RENOVATING, OPERATING AND MAINTAINING A PRIVATE STORMWATER SYSTEM.

TRACT NOTES

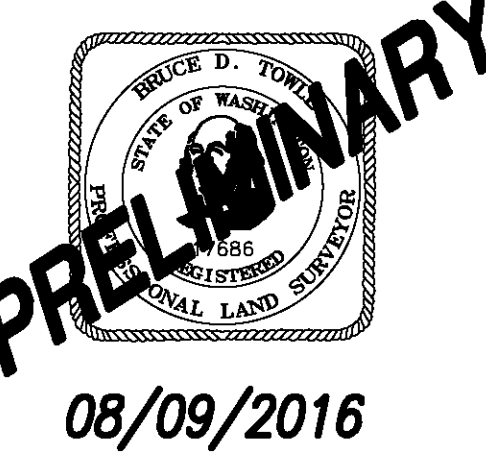
- TRACT "H" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACTS "T" AND "X" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL 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 TRAILS INSTALLED WITHIN SAID 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

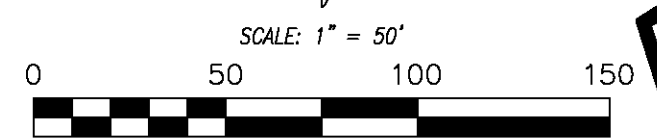
BUILDING SETBACK LINES FOR LOTS 87 AND 90 ARE SUBJECT TO PROTECTED OREGON WHITE OAK TREE DRIP LINES, AS SHOWN HEREON.

LOT STANDARDS	SINGLE-FAMILY (R-7.5 PERMETER) 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 CHISEL-BE-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



PG. 2 OF 3 JOB# 9245.01.01
COPYRIGHT 2016, OLSON ENGINEERING, INC.
FILE: J:\DATA\92001\92001\9245\9245\FPLAT\PHS2-PH2-3.DWG
OLSON ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98009
1-360-685-1385
1-360-685-3838



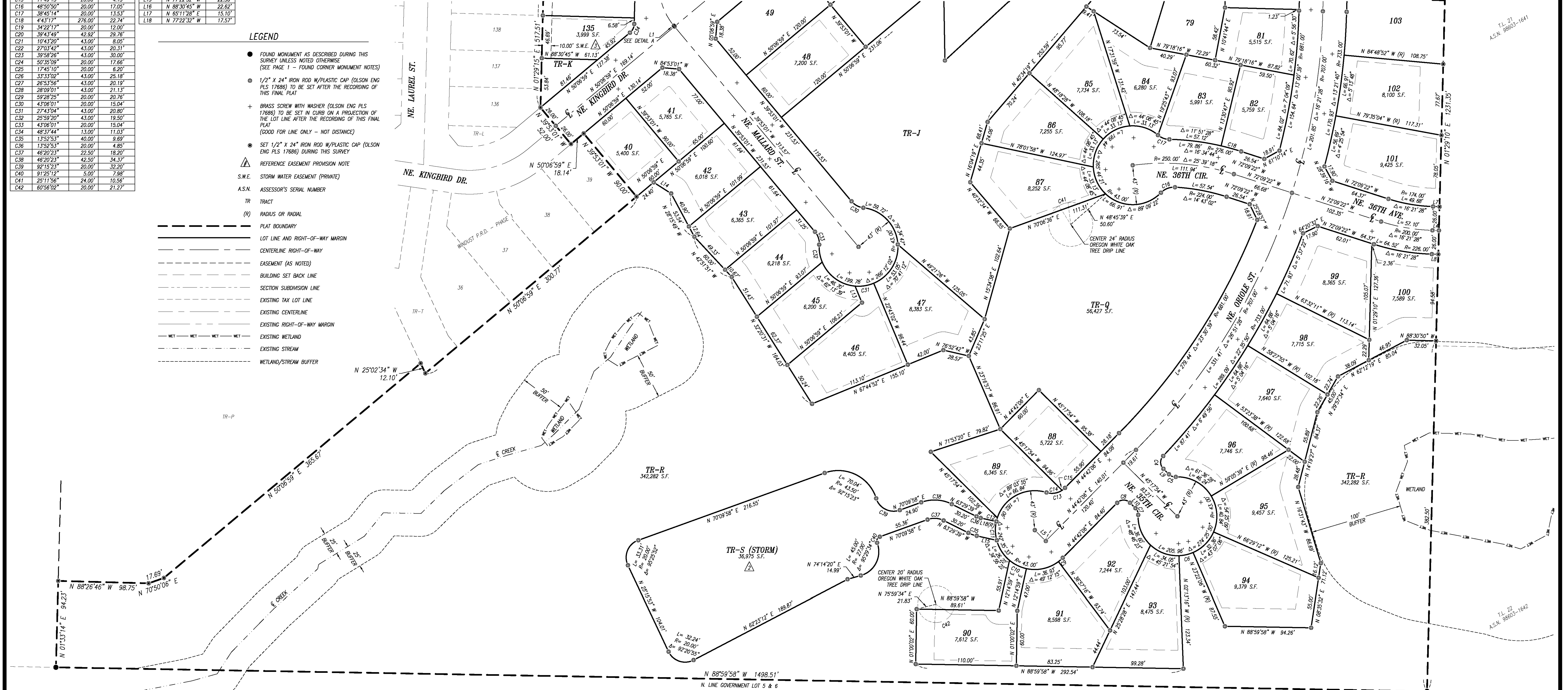
WINDUST MEADOWS P.R.D. PHASE 2

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				LINE TABLE		
CURVE	DELTA ANGLE	RADIUS	LENGTH	LINE	BEARINGS	DISTANCE
C1	13°51'35"	96.00'	23.22'	L1	N 89°53'01" W	0.98'
C2	12°01'29"	96.00'	20.15'	L2	N 01°29'15" E	14.00'
C3	17°10'59"	96.00'	28.78'	L3	N 01°29'10" E	6.00'
C4	88°44'11"	10.00'	15.49'	L4	N 88°30'50" W	7.08'
C5	47°12'55"	10.00'	8.24'	L5	N 45°17'54" W	17.00'
C6	21°08'50"	43.00'	15.87'	L6	N 74°18'25" E	15.00'
C7	47°12'55"	10.00'	8.24'	L7	N 88°30'50" W	7.08'
C8	90°00'00"	10.00'	15.71'	L8	N 88°30'50" W	7.08'
C9	8°20'38"	43.00'	6.26'	L9	N 45°17'54" W	8.49'
C10	27°43'04"	43.00'	20.80'	L10	N 45°17'54" W	8.31'
C11	27°43'04"	43.00'	20.80'	L11	N 39°53'01" W	31.80'
C12	5°56'15"	43.00'	4.21'	L12	N 88°30'50" W	10.41'
C13	82°35'53"	20.00'	21.85'	L13	N 22°43'02" W	19.58'
C14	50°46'19"	20.00'	17.72'	L14	N 57°30'01" W	22.64'
C15	11°49'13"	20.00'	4.13'	L15	N 77°22'32" W	22.50'
C16	48°50'50"	20.00'	17.05'	L16	N 88°30'45" W	22.62'
C17	38°45'14"	20.00'	13.53'	L17	N 85°11'28" E	15.10'
C18	44°51'17"	276.00'	22.74'	L18	N 77°22'32" W	17.57'
C19	34°22'17"	20.00'	12.00'			
C20	38°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'	25.18'			
C27	26°53'56"	43.00'	20.19'			
C28	28°09'11"	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	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'	34.57'			
C39	92°15'23"	20.00'	32.20'			
C40	91°26'12"	5.00'	7.98'			
C41	25°11'56"	24.00'	10.56'			
C42	80°56'02"	20.00'	21.27'			

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
T.L. 2
A.S.N. 12382-8000

PRELIMINARY
BRUCE D. TOWN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1889
08/09/2016

PG. 3 OF 3 JOB# 9245.01.01
COPYRIGHT 2016, OLSON ENGINEERING, INC.
FILE: J:\DATA\92001\92401\9245\SURVEY\PLAT\9245.S.FPLAT-PHS2-3.DWG
OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98009
1-360-685-1385
1-509-289-9938