

RIGHT-OF-WAY NOTE

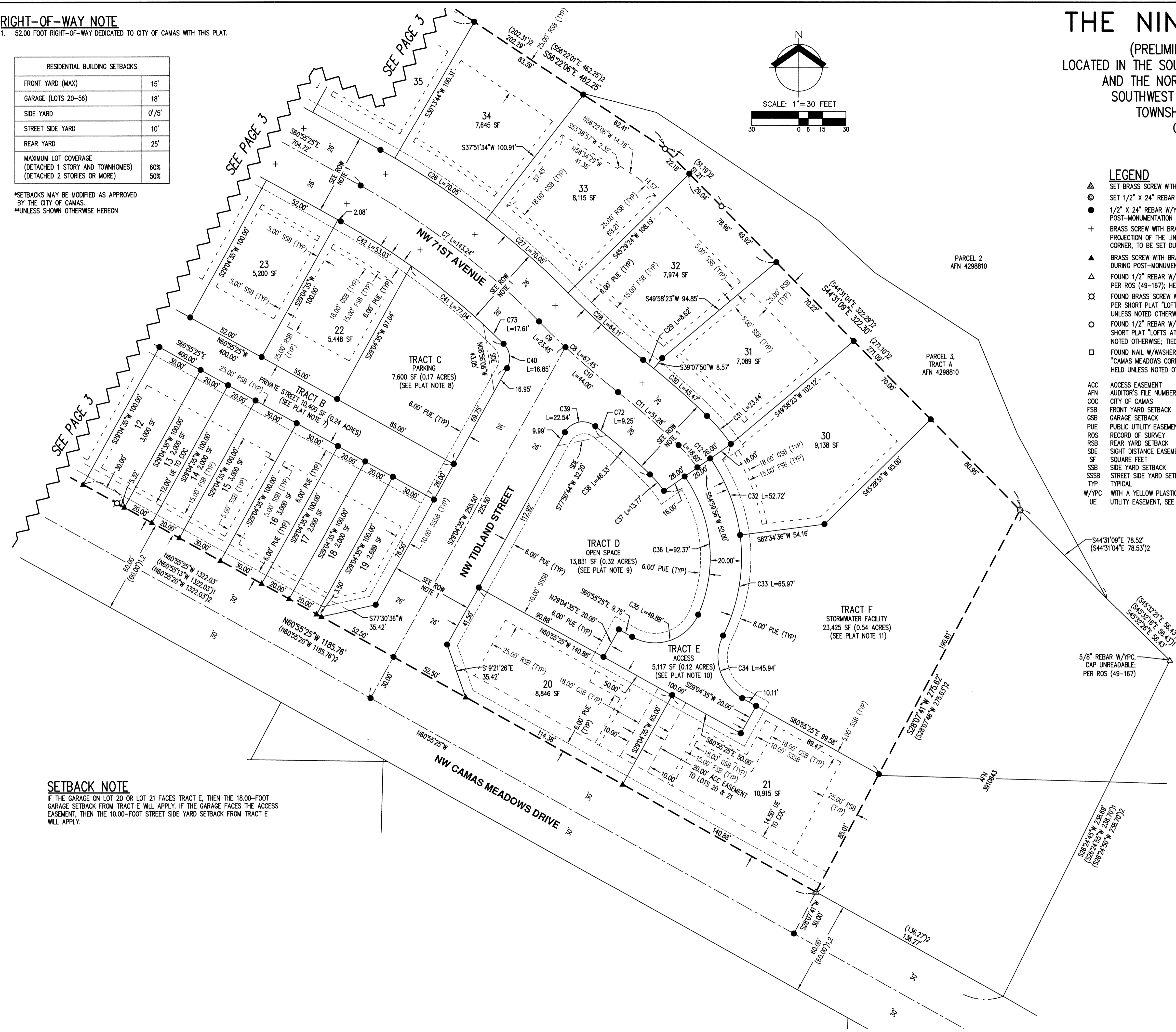
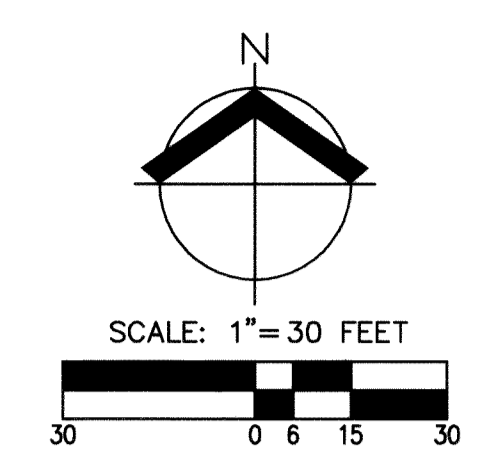
1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

RESIDENTIAL BUILDING SETBACKS	
FRONT YARD (MAX)	15'
GARAGE (LOTS 20-56)	18'
SIDE YARD	0'/5'
STREET SIDE YARD	10'
REAR YARD	25'
MAXIMUM LOT COVERAGE (DETACHED 1 STORY AND TOWNHOMES)	60%
(DETACHED 2 STORIES OR MORE)	50%

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
 **UNLESS SHOWN OTHERWISE HEREON

THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)
 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY FILE NO. CUP23-01 & MAJVAR24-01
 OCTOBER 2024



LEGEND

- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON 10/29/24
 - SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON 10/29/24
 - 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200", TO BE SET DURING POST-MONUMENTATION
 - + BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER, TO BE SET DURING POST-MONUMENTATION
 - ▲ BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200", TO BE SET DURING POST-MONUMENTATION
 - △ FOUND 1/2" REBAR W/YPC INSCRIBED "COONEY 15022" UNLESS NOTED OTHERWISE; PER ROS (49-167); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
 - ⊗ FOUND BRASS SCREW W/WASHER INSCRIBED "OLSON ENG 17886"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
 - FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG 17886"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
 - FOUND NAIL W/WASHER INSCRIBED "PLS 13935"; PER THE PLAT "CAMAS MEADOWS CORPORATE CENTER PHASE 1" (310-691); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ACC ACCESS EASEMENT
 AFN AUDITOR'S FILE NUMBER
 CFC CITY OF CAMAS
 FSB FRONT YARD SETBACK
 GSB GARAGE SETBACK
 PUE PUBLIC UTILITY EASEMENT, SEE NOTE 4
 ROS RECORD OF SURVEY
 RSB REAR YARD SETBACK
 SDE SIGHT DISTANCE EASEMENT
 SF SQUARE FEET
 SSB SIDE YARD SETBACK
 SSSB STREET SIDE YARD SETBACK
 TYP TYPICAL
 W/YPC WITH A YELLOW PLASTIC CAP
 UE UTILITY EASEMENT, SEE NOTE 13

REFERENCES


- () RECORD INFORMATION PER ROS (49-167)
- () RECORD INFORMATION PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C7	500.00'	16°24'49"	143.24'	N52°43'01"W 142.75'
C8	526.00'	7°20'49"	67.45'	S48°11'01"E 67.40'
C9	526.00'	2°33'17"	23.45'	S45°47'15"E 23.45'
C10	526.00'	4°47'33"	44.00'	S49°27'39"E 43.98'
C11	474.00'	6°11'53"	51.28'	N48°45'29"W 51.25'
C12	100.00'	10°39'29"	18.60'	N40°19'48"W 18.57'
C26	526.00'	7°37'50"	70.05'	N55°57'21"W 70.00'
C27	526.00'	7°37'50"	70.05'	N48°19'31"W 70.00'
C28	500.00'	7°20'49"	64.11'	S48°11'01"E 64.07'
C29	500.00'	0°59'16"	8.62'	N51°21'48"W 8.62'
C30	500.00'	5°12'37"	45.47'	N48°15'51"W 45.45'
C31	126.00'	10°39'29"	23.44'	N40°19'48"W 23.40'
C32	110.00'	27°27'39"	52.72'	N21°16'14"W 52.22'
C33	110.00'	34°21'35"	65.97'	N09°38'22"E 64.98'
C34	30.00'	87°44'35"	45.94'	S17°03'08"E 41.58'
C35	30.00'	95°16'20"	49.88'	N71°28'25"E 44.33'
C36	90.00'	58°48'18"	92.37'	N05°35'55"W 88.37'
C37	74.00'	10°39'29"	13.77'	N40°19'48"W 13.75'
C38	448.00'	5°55'33"	46.33'	N48°37'19"W 46.31'
C39	13.00'	99°20'20"	22.54'	S78°44'45"W 19.82'
C40	13.00'	74°16'39"	16.85'	N08°03'45"W 15.70'
C41	474.00'	9°18'44"	77.04'	N49°51'26"W 76.95'
C42	474.00'	6°24'38"	53.03'	N57°43'07"W 53.00'
C72	448.00'	11°05'58"	9.25'	N50°58'36"W 9.25'
C73	474.00'	2°07'43"	17.61'	N46°15'55"W 17.61'

SETBACK NOTE

IF THE GARAGE ON LOT 20 OR LOT 21 FACES TRACT E, THEN THE 18.00-FOOT GARAGE SETBACK FROM TRACT E WILL APPLY. IF THE GARAGE FACES THE ACCESS EASEMENT, THEN THE 10.00-FOOT STREET SIDE YARD SETBACK FROM TRACT E WILL APPLY.

PAGE 4 OF 4

JOB NAME: CAMAS MEADOWS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 9030	 <p>ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE</p>
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 9030CPLAT	

