Sheet 2 of 9 Sheet(s)



## INFORMATION

ALIGNMENT & FIELD DATA: MINISTER & GLAESER SURVEYING, INC. (360) 694-3313

SOILS TESTING BY MARCH 2014 (503) 816-3689 RAPID SOIL SOLUTIONS SITE LOCATION: CLARK COUNTY, WA

AS SHOWN (s): HYDROLOGIC GROUP: **Hcb, PoB & PoD** C roject Number: 286  $\frac{Design}{Drawn}/JGS/BC$ Drawing Date: OCT 2018

TABLE 18.09.040

SIDE STREET:

SIDE INTERIOR:

FRONT:

MINIMUM SETBACKS:

MAX. LOT COVERAGE: 40%

MAX. BLDG. HEIGHT: 35'

PROPERTY BOUNDARY LEGAL DESCRIPTION(s)

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

GRAPHIC SCALE

( IN FEET

TRACT 'I'

9,000 sq.ft.

( *9,00*0 sq.ft. )

28

6,023 sq.ft.

TRACTIG

6,895 sq.ft.

6,011 sq.ft.

DRIVEWAY TO LOT 36

MIN. 110' FROM INTX.

9,000 sq.ft.

6,750 sq.ft.

BLDG

STØ. PARKING SPACES

TAX LOT 11

986033-031

17

6,048 sq.ft

--<del>-</del>\$9-*9*-\----

6,529 sq.1

(11,845 sq.ft.)

THÊRE IS AN EX. FIRE HYDRANT WITHIN 500

IN THE BRECKENRIDGE SUBDIVISION

6,000 sq.ft.

15

60.0

19

6,000 sq.ft.

EX. 30' EASEMENT PER AF#G415045

TAX LOT 12

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

BRECKENRIDGE SUBDIVISION

LENAR HOMES

1 inch = 50 ft.

NW 18th STREET (PUBLIC)

- 12.5' LANDSCAPE/SIGN TRAC

WOODWARD

TAX LOT 58

125645-000

25% 46"\ W

89° 41'15"E \36.1\4

 $S \ 1^{\circ} \ 26'14'' \ W \ 70.01'$ 

THERMO-O-LOC

TAX LOT 47

125634-000

9,000 sq.ft.

23

9,000 sq.ft.

L-80-0-1

40° x 40° BLDG

TAX LOT 10

986033-030

TRACT 'F'

STORMWATER

FACILITIES &

PARKING

YOUNG

TAX LOT 12

92231-050

S\89\4\',\15"\W\128.57'

(9,000 sq.ft

EX. FIRE HYDRANT WITHIN 500'

6,816 sq.ft.

VEX SINGLE FAMILY
NESIDENCE TO
THE REMOVED

ÉX. FIRE HYDRANT

TAX LOT 76

201st (PUBLIC

TRACT "A"

**WINCHESTER HILLS** HOMEOWNER

TRACT 'A'

126042-360

**WESTON INVESTMENTS** 

TAX LOT 12

126936-000

N 89° 29' 23" W 96.0' -

126042-152

/WITHIN 500"

6,771 sq.ft

6,250 sq.ft.

50.24

7,510 sq.ft.

6,367 sq.ft.

6,142 sq.ft.

21

6,803 sq.ft.

EX. 30' EASEMENT.

PER AF#G41504A

7,111 sq.ft.

60.1

84 TOJ XAT X3

(TO BE REMOVED)

382N 89° 29° 423" W 192.81

TAX LOT 14 \$ 4° 25' 46" W 15th 91.2'

125635-000

T-21 TRAIL

104-,0--

AREA OF 15% - 20% SLORES

6,000 sq.ft

14

60.0

6,146 sq.ft.

10' LANDSCAPE TRACT TRACT A'

5,900 sg.ft.

-- i 60. d

TRACT 'B'

(6,706 sq.ft.

-101-7-

6 (6,010 sq.ft.)

--100--0---

7 (6,000 sq.ft.)

-*-140-0----*

**8**(6,090 sq.1t.)

**9** 7,389 sq.ft.

6,670-sq.ft.

190.1'

TRACT 'E'

STORMWATER

(23,887 sq.ft.

986033-034

**FACILITIES** 

6,714 sq.ft.

TAX LOT 13

98603-303

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPOSED DEVELOPMENT PLAN: **TOTAL LOTS: 36** MINIMUM LOT AREA: 5,900 sq.ft.

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

| TRACT PURPOSE                       |           | OWNED & IAINTAINE |
|-------------------------------------|-----------|-------------------|
| TRACT 'A' - LANDSCAPE               | 2,268 sf  | HOA               |
| TRACT 'B' - ACCESS & UTILITY        | 1,541 sf  | HOA               |
| TRACT 'C' - RECREATIONAL OPEN SPACE | 13,438 sf | CITY              |
| TRACT 'D' - ACCESS & UTILITY        | 1,752 sf  | HOA               |
| TRACT 'E' - STORM FACILITY          | 23,887 sf | HOA               |
| TRACT 'F' - STORM FACILITY          | 10,405 sf | HOA               |
| TRACT 'G' - ACCESS & UTILITY        | 2,630 sf  | HOA               |
| TRACT 'H' - ACCESS & UTILITY        | 5,034 sf  | HOA               |
| TRACT 'I' - LANDSCAPE & SIGNAGE     | 1,315 sf  | HOA               |

## LAND INVENTORY

| TOTAL SITE AREA:                      | 9.26 ACRES |
|---------------------------------------|------------|
| TOTAL DEVELOPED ACREAGE:              | 7.29 ACRES |
| TOTAL LOT AREA:                       | 5.85 ACRES |
| TOTAL INFRASTRUCTURE ACREAGE:         | 2.79 ACRES |
| TOTAL TRACT AREA(MINUS STORM TRACTS): | 0.61 ACRES |
| TOTAL ACREAGE OF CRITICAL AREAS:      | NONE       |
| TOTAL ACREAGE OF REC. OPENSPACE       | 0.31 ACRES |

| NOTE:   |
|---|
| Existing utilities shown are approximate only from ut   |
| records and as visible at the site. Contractor shall versence location depth & slope of any and all evis    |
| presence, location, depth & slope of any and all exisutilities prior to construction. Contact One Call Conc |
| at (800) 424-5555.  |

286/: Preliminary. pro 9.26 ACRES



