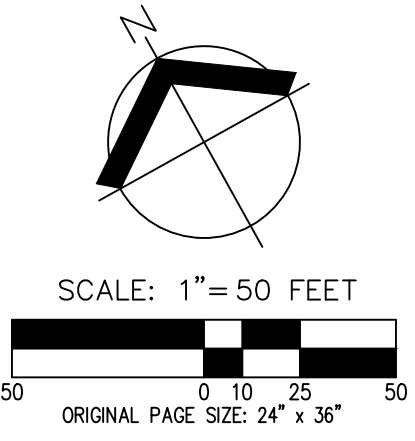


GENERAL NOTES

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- NO STRUCTURES EXIST ON SITE.
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PARCEL AREA TABLE

PARCEL #	AREA (SF)
42	8,333
43	8,149
44	7,952
45	8,949
46	8,531
49	5,010
50	5,358
51	5,000
52	5,000
53	5,000
54	5,000
55	5,000
56	5,000
57	3,000
58	2,000
59	3,000
60	3,000

PARCEL AREA TABLE

PARCEL #	AREA (SF)
61	2,000
62	3,000
63	3,000
64	2,000
65	3,000
66	3,000
67	2,000
68	3,000
69	3,624
70	3,624
71	3,624
72	3,624
73	3,624
74	3,892
75	4,242
76	2,001
77	4,878

SITE STATISTICS

PARCEL ZONE: MIXED USE (MX)
GROSS AREA: 13.81 AC (601,725 SF)
TOTAL ROW DEDICATION: 96,852 SF (2.22 AC)
MINIMUM LOT AREA: 2,000 SF
MAXIMUM LOT AREA: 9,915 SF
PROPOSED AVERAGE LOT AREA: 4,714 SF

LOT STATISTICS

ATTACHED REAR LOAD: 40
DETACHED FRONT LOAD: 37
COMMERCIAL: 1
TOTAL LOTS: 78

DEVELOPMENT STANDARDS

MINIMUM FRONT YARD SETBACK: 10 FEET
GARAGE SETBACK: 5 FEET FROM FRONT OF DWELLING
MINIMUM SIDE YARD: 10 FEET
MINIMUM STREET SIDE YARD: 10 FEET
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TRACT C: 11 SPACES
TRACT G: 4 SPACES
TOTAL PROPOSED: 15 SPACES

TRACT PURPOSE AREA

TRACT	PURPOSE	AREA
TRACT A	ALLEY	2,600 SF
TRACT B	ALLEY	10,400 SF
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TOTAL		88,393 SF

APPLICANT/CONTACT

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CONTACT: STACEY SHIELDS
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PH: (360) 904-4759
EMAIL: STACEY@ROMANOFINANCIAL.COM

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VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: ANDREOTTI@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE NORTHWEST AND SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 175980-000, 172973-000, 172963-000, 986035-734, 986035-733, 172970-000, & 986026-906.

EXISTING LAND USE

UNDEVELOPED ZONED MIXED USE (MX)

PROJECT PURPOSE

PHASED MIXED USE SUBDIVISION WITH 77 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE COMMERCIAL LOT WITH ASSOCIATED ROAD AND OTHER SITE IMPROVEMENTS.

SITE AREA

13.81 AC (601,725 SF)

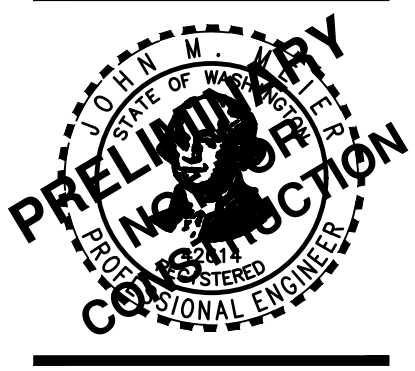
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LINE #	LENGTH	DIRECTION
T1	171.70	S65° 51' 46.18"W
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CENTERLINE CURVE TABLE

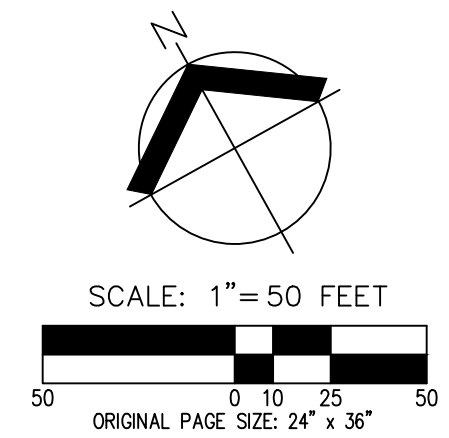
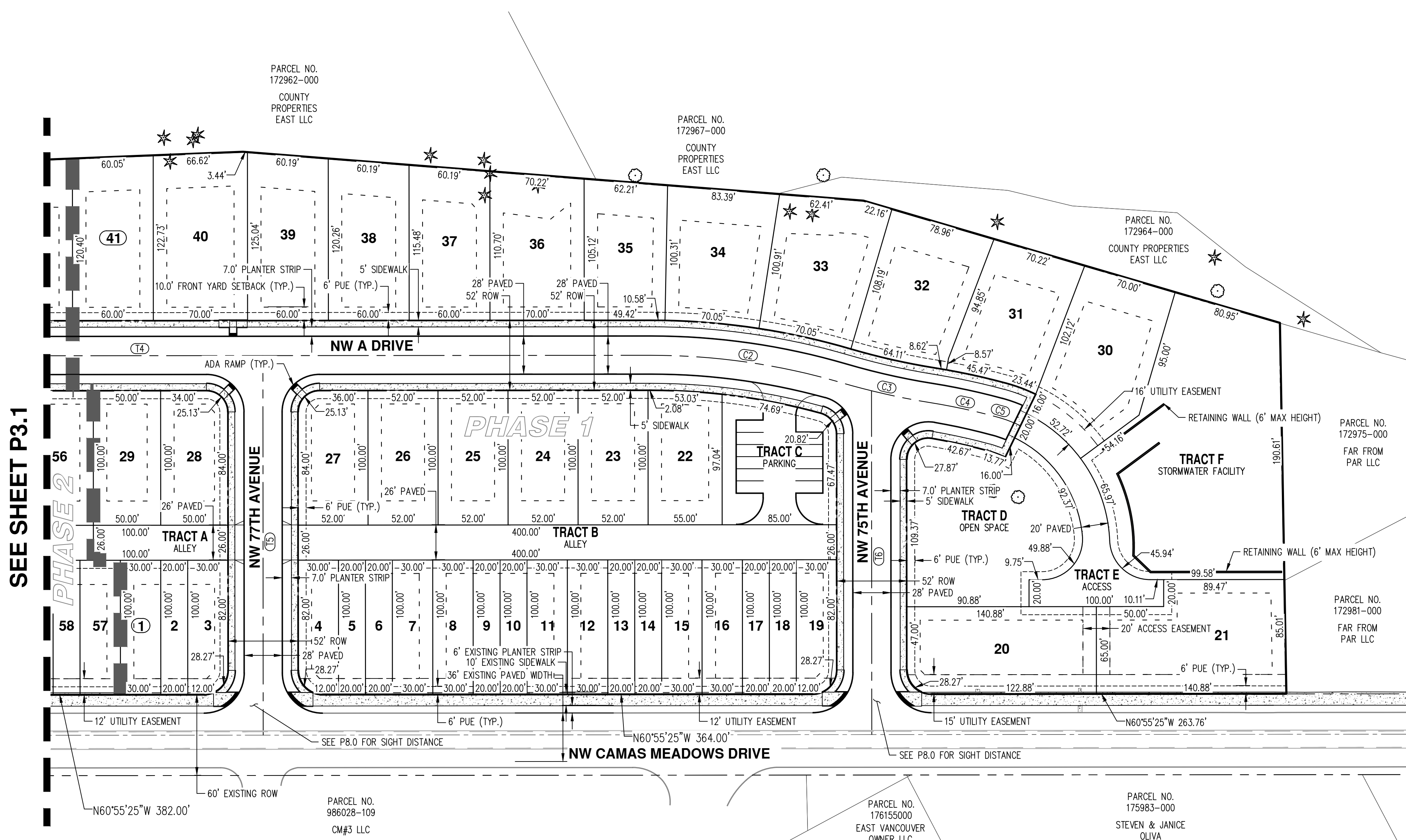
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PRELIMINARY SUBDIVISION PLAT
CAMAS MEADOWS SUBDIVISION
ROMANO CAPITAL
CITY OF CAMAS, WASHINGTON



JOB NUMBER: 9030
DATE: 3/2/2023
DESIGNED BY: DJL
DRAWN BY: DJL
CHECKED BY: JMM

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.



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SEE SHEET P3.1

PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	3,000
2	2,000
3	2,930
4	2,930
5	2,000
6	2,000
7	3,000
8	3,000
9	2,000
10	2,000
11	3,000
12	3,000
13	2,000
14	2,000

PARCEL AREA TABLE

PARCEL #	AREA (SF)
15	3,000
16	3,000
17	2,000
18	2,000
19	2,930
20	9,088
21	10,915
22	5,448
23	5,200
24	5,200
25	5,200
26	5,200
27	5,145
28	4,945

PARCEL AREA TABLE

PARCEL #	AREA (SF)
29	5,000
30	9,138
31	7,089
32	7,974
33	8,115
34	7,645
35	6,266
36	7,554
37	6,786
38	7,072
39	7,359
40	8,686
41	7,294

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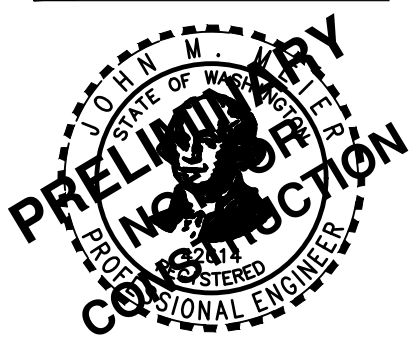
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PRELIMINARY SUBDIVISION PLAT
CAMAS MEADOWS SUBDIVISION
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 CITY OF CAMAS, WASHINGTON



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