

7. NW 75TH AVENUE, NW 77TH AVENUE, NW 78TH AVENUE, AND NW A DRIVE ARE PUBLIC WITH ASPHALT SURFACING.

8. NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.

9. NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.

10. SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEET P8.0.

11. ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.

exist on site.

12. NO HARD LANDSCAPING FEATURES ARE PROPOSED.

13. SEE SHEETS P9.0 AND 9.1 FOR LANDSCAPE PLANS.

14. THE DEVELOPMENT PROPOSES TO SUBDIVIDE SEVEN PARCELS INTO 77 ATTACHED AND DETACHED SINGLE-FAMILY LOTS, AND ONE COMMERCIAL LOT.

15. THE DEVELOPMENT WILL CONSTRUCT FOUR INTERNAL STREETS. PROPOSED STREETS TO INCLUDE A 52-FOOT RIGHT-OF-WAY, 28-FOOT PAVED WIDTH, 7-FOOT PLANTER STRIP, AND 5-FOOT DETACHED SIDEWALK PER CITY OF CAMAS STANDARD DETAIL ST3.

16. SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.

17. ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.

18. ALL LOTS WILL BE SERVED WITH PUBLIC SANITARY SEWER AND WATER BY CITY OF CAMAS. WATER AND SEWER WILL BE EXTENDED FROM THE LINES IN NW CAMAS MEADOWS DRIVE INTO THE SITE.

19. STORMWATER FROM SUBDIVISION WILL BE COLLECTED ON SITE AND CONVEYED TO A MECHANICAL FILTER VAULT AND UNDERGROUND DETENTION IN TRACT TRACT F PRIOR TO DISCHARGING AT THE NORTHEAST CORNER OF THE SITE. STORMWATER FROM COMMERCIAL LOT WILL BE COLLECTED ON SITE AND CONVEYED TO MECHANICAL FILTER CATCH BASINS AND UNDERGROUND DETENTION PRIOR TO DISCHARGING AT THE NORTH CORNER OF THE SITE. STORMWATER TO BE DESIGNED PER CITY OF CAMAS STANDARDS.

20. OPEN SPACE/PARKING TRACTS C & G TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

21. ACCESS TRACTS A, B, E, & H TO BE OWNED AND MAINTAINED BY THE HOA.

22. STORMWATER FACILITIES IN TRACT F TO BE OWNED AND MAINTAINED BY THE HOA. STORMWATER FACILITIES IN COMMERCIAL LOT TO PRIVATELY OWNED AND

23. OPEN SPACE/ACCESS TRACT J TO BE OWNED AND MAINTAINED BY THE HOA.

24. OPEN SPACE TRACTS D & I TO BE OWNED AND MAINTAINED BY THE HOA.

25. BUILDING ENVELOPES SHALL BE PER DEVELOPMENT STANDARDS TABLE.

26. LOTS 1-19 AND 57-77 WILL BE REAR LOAD ATTACHED TOWNHOMES.

28. LOTS 22-29 AND 49-56 WILL EITHER BE REAR LOADED OR FRONT LOADED STANDARD DETACHED HOMES, LOT ACCESS WILL BE BASED ON FINAL GRADING.

27. LOTS 20, 21, AND 30-48 WILL BE FRONT LOADED STANDARD DETACHED

29. NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK. GRIND AND INLAY AT NW 75TH AVENUE AND NW 77TH AVENUE.

		PARCEL NO. 172962–000 COUNTY PROPERTIES EAST LLC	
	32 701	LAST LLO	*
	69.68' 66.88' 64.47'	70.05' 70.11' ×	70.05'
	48 , 8 , BUILI	- - - -	
6.79'—\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	47 91 46 166 45	44 - 117.68, 114.96, 1	42
COMMERCIAL LOT 78 COMMERCIAL 34.54 20' UTILITY EASEMENT 75 28' PAVED 30.03' 77 28' PAVED	70.00' - 11.45' 7' PLANTER STRI	6' PUE (TYP.)	
34.54	ADA RAMP (TYP.)	70.00'70.05'	70.00'·
30.91 30.00 38.00		10.0' FRONT YARD SE	TBACK (TYP.)
20' UTILITY FASEMENT ACCESS	38.90'	NW A DRIVE	
20' UTILITY EASEMENT — ACCESS	TRACT COLLEGE STRIP	-50.00' 50.00' 50.00' 50.00' 50.00' 50.00'	00'50.00'
SEE SHE TO THE SEMENT TO THE S	OPEN SPACE	52	5 00.001 29
30.03' 7 / J	56.82' 57.89' 50.00'	1 '	00' 50.00'
52 - 52 - 52 - 52 - 52 - 52 - 52 - 52 -	TRACT	50.00' 50.00' 50.00' 50.00' 50.00'	10.00'— TRACT A
PARCEL NO.	ALLEY DEWALK 73 73 74 75 75 76 76 77 78 78 78 78 78 78 78	300.00'	
172962-000 COUNTY PROPERTIES EAST LLC	72 8 +		
SEE P8.0 FOR SIGHT DISTANCE 14.5' UTILITY EASEMENT		66 65 64 63 62 61 60	
14.5 OTILITI EASLIMENT		XISTING PLANTER STRIP TING SIDEWALK	
	255.942 40.55'	PAVED WIDTH — H — H — H — H — H — H — H — H — H —	
	11.0 UTILITI LAGINILINI	30.00' <u> -</u> 30.00' <u> 20.00' </u>	00' <u> 30.00' 20.00' 30.00' </u>
	14.5' UTILITY EASEMENT	6' PUE (TY	
		NW CAMAS MEADOWS	
	PARCEL NO. 172980-000 PLEXSYS INTERFACE		
	PRODUCTS INC	XISTING ROW PARCEL NO. 172971-000	PARCEL NO. 986028−109
		CM#3 LLC	CM#3 LLC
	CITE CTATICTIOS	A DDI IO ANT/OONT A OT	EVICTINO

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: DETACHED FRONT LOAD:

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 MINIMUM REAR YARD: 25 FEET

RESIDENTIAL PARKING STATISTICS REQUIRED PARKING: 1 SPACE/5 LOTS

PROPOSED PARKING: 15 SPACES (77 LOTS/5 LOTS/SPACE) 11 SPACES TRACT C: TRACT G: 4 SPACES TOTAL PROPOSED; 15 SPACES

RACT	PURPOSE	AREA
RACT A	ALLEY	2,600 SF
RACT B	ALLEY	10,400 SF
RACT C	OPEN SPACE/PARKING	7,590 SF
RACT D	OPEN SPACE	13,804 SF
RACT E	ACCESS	5,117 SF
RACT F	STORMWATER FACILITY	23,425 SF
RACT G	OPEN SPACE/PARKING	5,123 SF
RACT H	ALLEY	13,083 SF
RACT I	OPEN SPACE	2,270 SF
RACT J	OPEN SPACE/ACCESS	4,981 SF
OTAL		88,393 SF

APPLICANT/CONTACT ROMANO DEVELOPMENT, LLC

CONTACT: STACEY SHIELDS 4610 NE 77TH AVENUE, SUITE 102 VANCOUVER, WA 98682 PH: (360) 904-4759 EMAIL: STACEY@ROMANOFINANCIAL.COM

OWNERS

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VANPORT MANUFACTURING INC & HERTRICH ADOLF PO BOX 97 BORING OR, 97009

PEDWAR DEVELOPMENT GROUP LLC 4711 NW CAMAS MEADOWS DRIVE CAMAS, WA 98607

ENGINEER/PLANNER/ARBORIST/

SURVEY/LANDSCAPE ARCHITECT/BIOLOGIST AKS ENGINEERING & FORESTRY, LLC. CONTACT: MICHAEL ANDREOTTI 9600 NE 126TH AVENUE, SUITE 2520 VANCOUVER, WA 98682 PH: 360-882-0419 FAX: 360-882-0426 E-MAIL: ANDREOTTIM@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.

SCALE: 1"=50 FEET

0 10 25 ORIGINAL PAGE SIZE: 24" x 36"

SITE AREA 13.81 AC (601,725 SF)

CENT	ERLINE T	ANGENT TABLE
LINE #	LENGTH	DIRECTION
T1	171.70	S65* 51' 46.18"W
T2	31.67	S42° 22' 23.73"W
T3	88.24	S47° 37' 36.27"E
T4	704.72	S60° 55' 25.29"E
T5	282.00	S29° 04' 34.71"W
T6	255.50	S29° 04' 34.71"W

CI	CENTERLINE CURVE TABLE				
CURVE	# A	RC LENGTH	DELTA	RADIUS	
C1		169.42	13°17'49"	730.00	
C2		143.24	16°24'49"	500.00	
C3		67.45	7°20'49"	526.00	
C4		51.28	6°11'53"	474.00	
C5		18.60	10°39'29"	100.00	
C6		41.00	23*29'22"	100.00	

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.

PARCEL AREA TABLE

AREA (SF)

8,333

8,149

7,952

8,949

8,531

5,010

5,358

5,000

5,000

5,000

5,000

5,000

5,000

3,000

2,000

3,000

3,000

PARCEL #

49

55

PARCEL AREA TABLE

AREA (SF)

2,000

3,000

3,000

2,000

3,000

3,000

2,000

3,000

3,624

3,624

3,624

3,624

3,624

3,892

4,242

2,001

4,878

PARCEL #

61

63

66

69

70

71

72

73

74

75

76

77

3/2/2023

JOB NUMBER:

DESIGNED BY:

4

SUBDIVI

SHING.



GENERAL NOTES

- 1. TOTAL SITE AREA IS 13.81 ACRES (600,725 SQUARE FEET).
- 2. NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS exist on site.
- 3. NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
- 4. NO STRUCTURES EXIST ON SITE.
- 5. NO TRANSIT FACILITIES ARE PROPOSED.
- 6. NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE
- 7. NW 75TH AVENUE, NW 77TH AVENUE, NW 78TH AVENUE, AND NW A DRIVE ARE PUBLIC WITH ASPHALT SURFACING.
- 8. NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
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	I -	1	986028-109		176155000 \ EAST VANCOUVER \	STEVEN & JANICE	

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		

SE

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 A	REA 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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CURVE #	ARC LENGTH	DELTA	RADIUS
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SURVEY PURPOSES.

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DIMENSIONS AND AREAS FOR PLANNIN
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DESIGNED BY:

SUBDIVISI