

PARCEL NO.  
172962-000  
 COUNTY  
PROPERTIES  
EAST LLC

**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**  
 LOFTS AT CAMAS MEADOWS PHASE I LLC  
 2370 E 3RD LOOP SUITE 100  
 VANCOUVER, WA 98661  
 LOFTS AT CAMAS MEADOWS PHASE II LLC  
 2370 E 3RD LOOP SUITE 100  
 VANCOUVER, WA 98661

VANPORT MANUFACTURING INC & HERTRICH ADOLF  
 PO BOX 97  
 BORING OR, 97009  
 PEDWAR DEVELOPMENT GROUP LLC  
 4711 NW CAMAS MEADOWS DRIVE  
 CAMAS, WA 98607

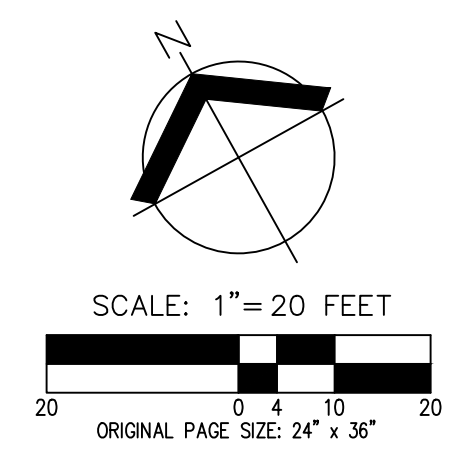
**ENGINEER/PLANNER/ARBORIST/  
 SURVEY/LANDSCAPE  
 ARCHITECT/BIOLOGIST**  
 AKS ENGINEERING & FORESTRY, LLC.  
 CONTACT: MICHAEL ANDREOTTI  
 9600 NE 126TH AVENUE, SUITE 2520  
 VANCOUVER, WA 98682  
 PH: 360-882-0419  
 FAX: 360-882-0426  
 E-MAIL: ANDREOTTI@AKS-ENG.COM

**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)



**GENERAL NOTES**

- TOTAL SITE AREA IS 13.81 ACRES (600,725 SQUARE FEET).
- ACCORDING TO CLARK NO WETLAND, STREAM, OR STEEP BANK BUFFER AREAS, OR PROTECTED AREAS EXIST ON SITE.
- NO PLANNED ENHANCEMENT AREAS ARE PROPOSED.
- NO STRUCTURES EXIST ON SITE.
- NO TRANSIT FACILITIES ARE PROPOSED.
- NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
- NW 75TH AVENUE, NW 77TH AVENUE, NW 78TH AVENUE, AND NW A DRIVE ARE PUBLIC WITH ASPHALT SURFACING.
- NO ROADS ON OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
- NW CAMAS MEADOWS DRIVE IS PUBLIC WITH ASPHALT SURFACING.
- SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEET P8.0.
- ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
- NO HARD LANDSCAPING FEATURES ARE PROPOSED.
- SEE SHEETS P9.0 AND 9.1 FOR LANDSCAPE PLANS.
- STRUCTURE SQUARE FEET IS NOTED/SHOWN ON THE PLAN.
- SEE ARCHITECTURAL PLANS INCLUDED IN THE APPLICATION SUBMITTAL PACKAGE FOR BUILDING ELEVATIONS AND FLOOR PLANS.
- RECYCLABLE AND SOLID WASTE STORAGE IS SHOWN ON THE PLANS.
- SEE SHEETS 10.0 AND 10.1 FOR OUTDOOR LIGHTING PLANS.
- LOT 78, COMMERCIAL LOT, 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.
- STORMWATER 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.
- STORMWATER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK.

**SITE STATISTICS**

PARCEL ZONE:	MIXED USE (MX)
GROSS AREA:	13,81 AC (601,725 SF)
TOTAL ROW DEDICATION:	95,084 SF (2.18 AC)
MINIMUM LOT AREA:	2,000 SF
MAXIMUM LOT AREA:	9,157 SF
PROPOSED AVERAGE LOT AREA:	4,620 SF

**DEVELOPMENT STANDARDS**

MINIMUM SIDE YARD:	10 FEET
MINIMUM STREET SIDE YARD:	11.5 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM FRONT YARD:	10 FEET

**COMMERCIAL PARKING STATISTICS**

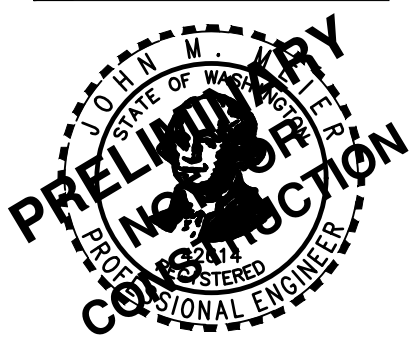
REQUIRED PARKING STALLS (6,500/100):	65
PROPOSED STANDARD PARKING STALLS (9' X 18'):	64
PROPOSED ADA PARKING STALLS (9' X 18'):	2
TOTAL PROPOSED PARKING STALLS:	66

**COMMERCIAL LOT STATISTICS**

ZONE:	MIXED USE (MX)
GROSS SITE AREA:	52,616 SF (1.21 AC)
ROW DEDICATION:	N/A
NET PROJECT AREA:	52,616 SF (1.21 AC)
DISTURBED AREA:	52,616 SF (1.21 AC)
PROPOSED BUILDING AREA:	6,500 SF
LANDSCAPED AREA:	19,326 SF (36.7%)
IMPERVIOUS AREA:	33,290 SF (63.3%)

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172962-000  
 COUNTY PROPERTIES EAST LLC

**PRELIMINARY SITE PLAN  
 CAMAS MEADOWS SUBDIVISION  
 ROMANO CAPITAL  
 CITY OF CAMAS, WASHINGTON**



JOB NUMBER:	9030
DATE:	3/2/2023
DESIGNED BY:	D.J.
DRAWN BY:	D.J.
CHECKED BY:	J.M.