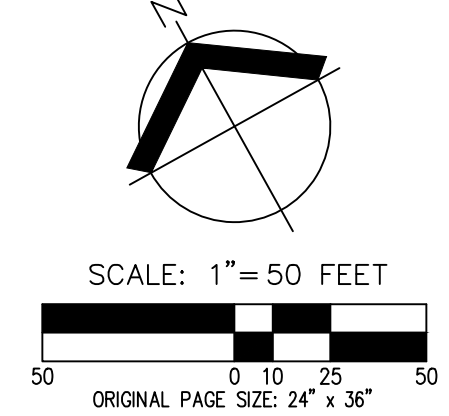
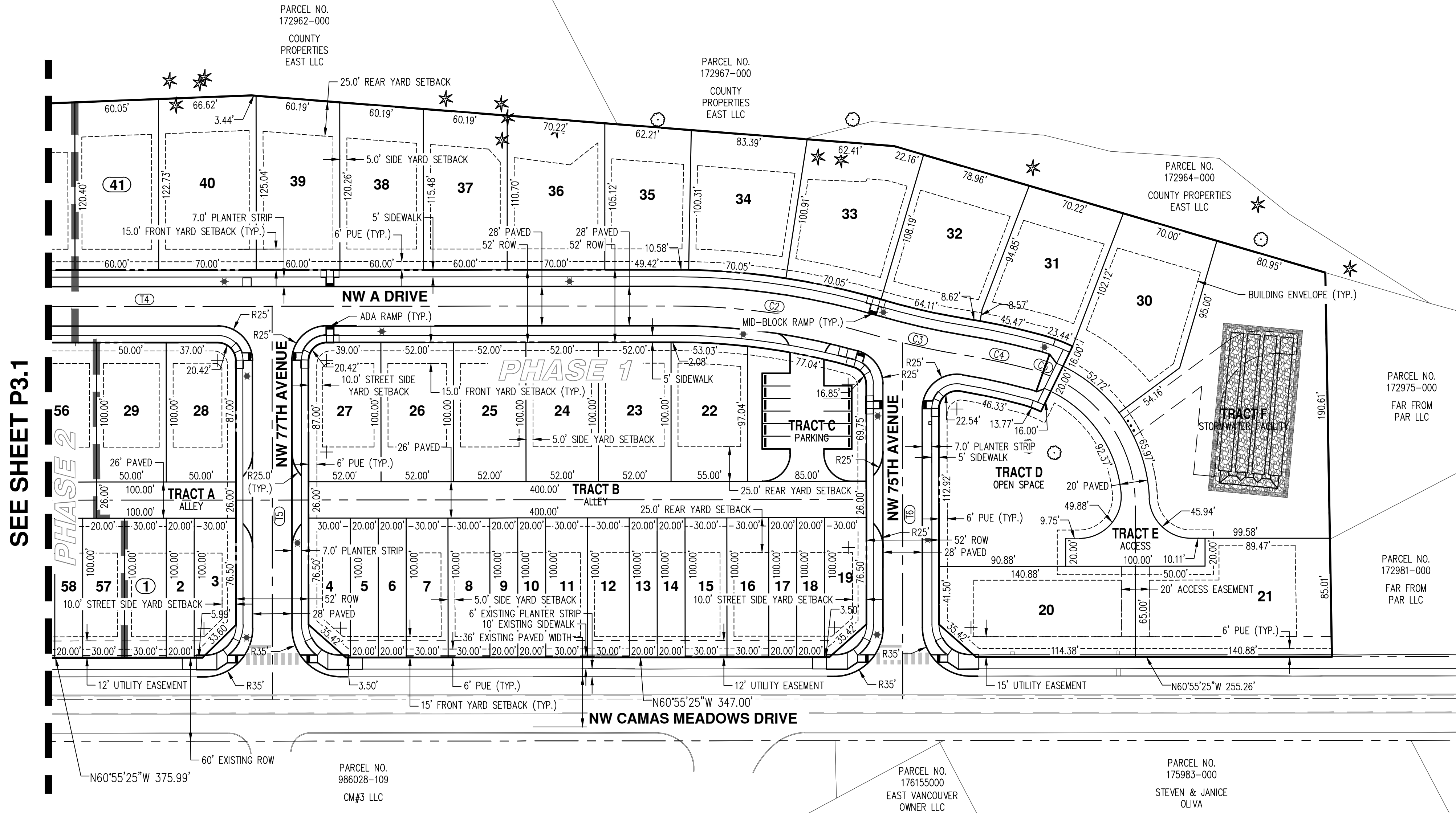




JOB NUMBER: 9030
DATE: 4/23/2024
DESIGNED BY: D.J.L.
DRAWN BY: D.J.L.
CHECKED BY: J.M.

GENERAL NOTES

- TOTAL SITE AREA IS 13.81 ACRES (600,725 SQUARE FEET).
- 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.
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- 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.
- SURFACE MATERIAL FOR ALL PROPOSED ROADWAYS IS ASPHALT.
- ALL PROPOSED HOMES WILL BE CONSTRUCTED WITH FIRE SPRINKLERS.
- 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.
- STORMWATER FROM SUBDIVISION WILL BE COLLECTED ON SITE AND CONVEYED TO A MECHANICAL FILTER VAULT AND UNDERGROUND DETENTION IN 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.
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SEE SHEET P3.1

SITE STATISTICS

PARCEL ZONE: MIXED USE (MX)
GROSS AREA: 13.81 AC (601,725 SF)
TOTAL ROW DEDICATION: 98,650 SF (2.27 AC)
MINIMUM LOT AREA: 2,000 SF
MAXIMUM LOT AREA: 10,915 SF
PROPOSED AVERAGE LOT AREA: 4,696 SF

LOT STATISTICS

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

DEVELOPMENT STANDARDS

MAXIMUM FRONT YARD SETBACK: 15 FEET
MINIMUM SIDE YARD SINGLE-FAMILY: 5 FEET
MINIMUM SIDE YARD COMMERCIAL: 10 FEET
MINIMUM STREET SIDE YARD: 10 FEET
MINIMUM REAR YARD: 25 FEET
DETACHED LOT COVERAGE (LOTS 20-56): 50%
ATTACHED LOT COVERAGE (LOTS 1-19, & 57-77): 60%

RESIDENTIAL PARKING STATISTICS

REQUIRED PARKING: 1 SPACE/5 LOTS
PROPOSED PARKING: 15 SPACES (77 LOTS/5 LOTS/SPACE)
TRACT C: 11 SPACES
TRACT G: 4 SPACES
TOTAL PROPOSED: 15 SPACES

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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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)

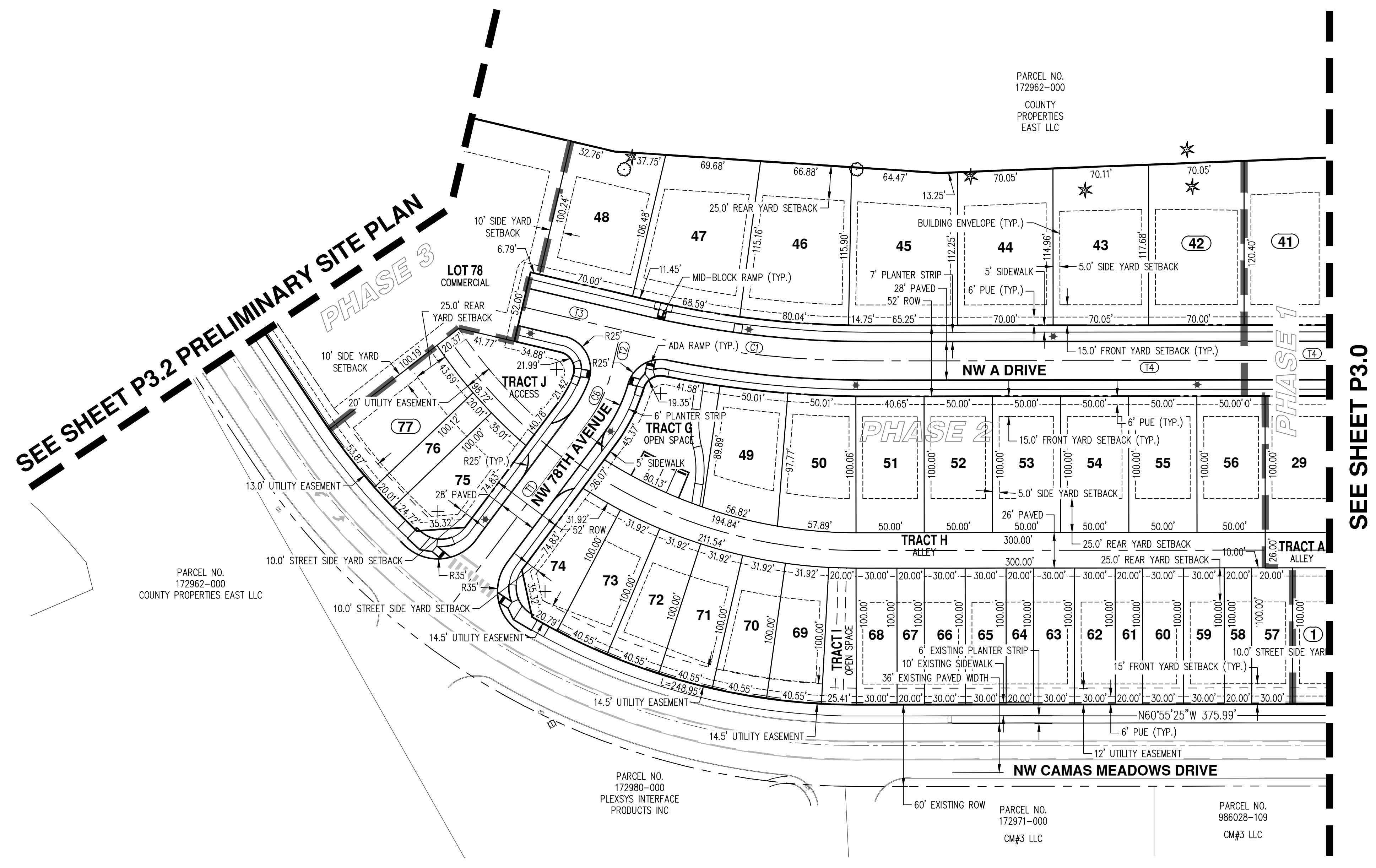
PARCEL #	AREA (SF)
1	3,000
2	2,000
3	2,718
4	2,689
5	2,000
6	2,000
7	3,000
8	3,000
9	2,000
10	2,000
11	3,000
12	3,000
13	2,000
14	2,000

PARCEL #	AREA (SF)
15	3,000
16	3,000
17	2,000
18	2,000
19	2,689
20	8,846
21	10,915
22	5,448
23	5,200
24	5,200
25	5,200
26	5,200
27	5,164
28	4,964

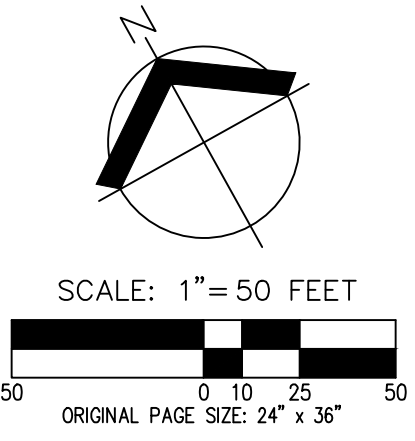
PARCEL #	AREA (SF)
29	5,000
30	9,138
31	7,089
32	7,974
33	8,115
34	7,645
35	6,266
36	7,554
37	6,786
38	7,072
39	7,359
40	8,686
41	7,294

TRACT	PURPOSE	AREA
TRACT A	ALLEY	2,600 SF
TRACT B	ALLEY	10,400 SF
TRACT C	OPEN SPACE/PARKING	7,600 SF
TRACT D	OPEN SPACE	13,831 SF
TRACT E	ACCESS	5,117 SF
TRACT F	STORMWATER FACILITY	23,425 SF
TRACT G	OPEN SPACE/PARKING	5,138 SF
TRACT H	ALLEY	13,083 SF
TRACT I	OPEN SPACE	2,270 SF
TRACT J	OPEN SPACE/ACCESS	4,664 SF
TOTAL		88,128 SF

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.



SEE SHEET P3.0



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PARCEL AREA TABLE

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42	8,333
43	8,149
44	7,952
45	8,949
46	8,531
47	8,316
48	7,134
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

PARCEL AREA TABLE

PARCEL #	AREA (SF)
60	3,000
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	3,634
75	3,984
76	2,001
77	4,878

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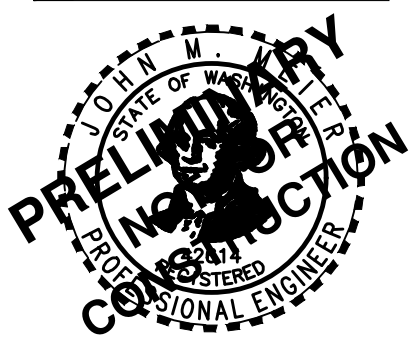
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SITE AREA

13.81 AC (601,725 SF)

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



JOB NUMBER: 9030
DATE: 4/23/2024
DESIGNED BY: D.J.
DRAWN BY: D.J.
CHECKED BY: J.M.

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