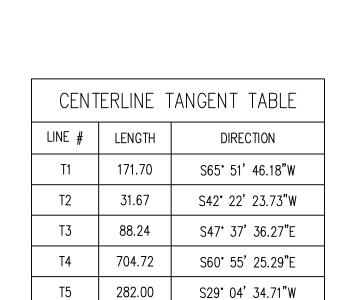
## **GENERAL NOTES**

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

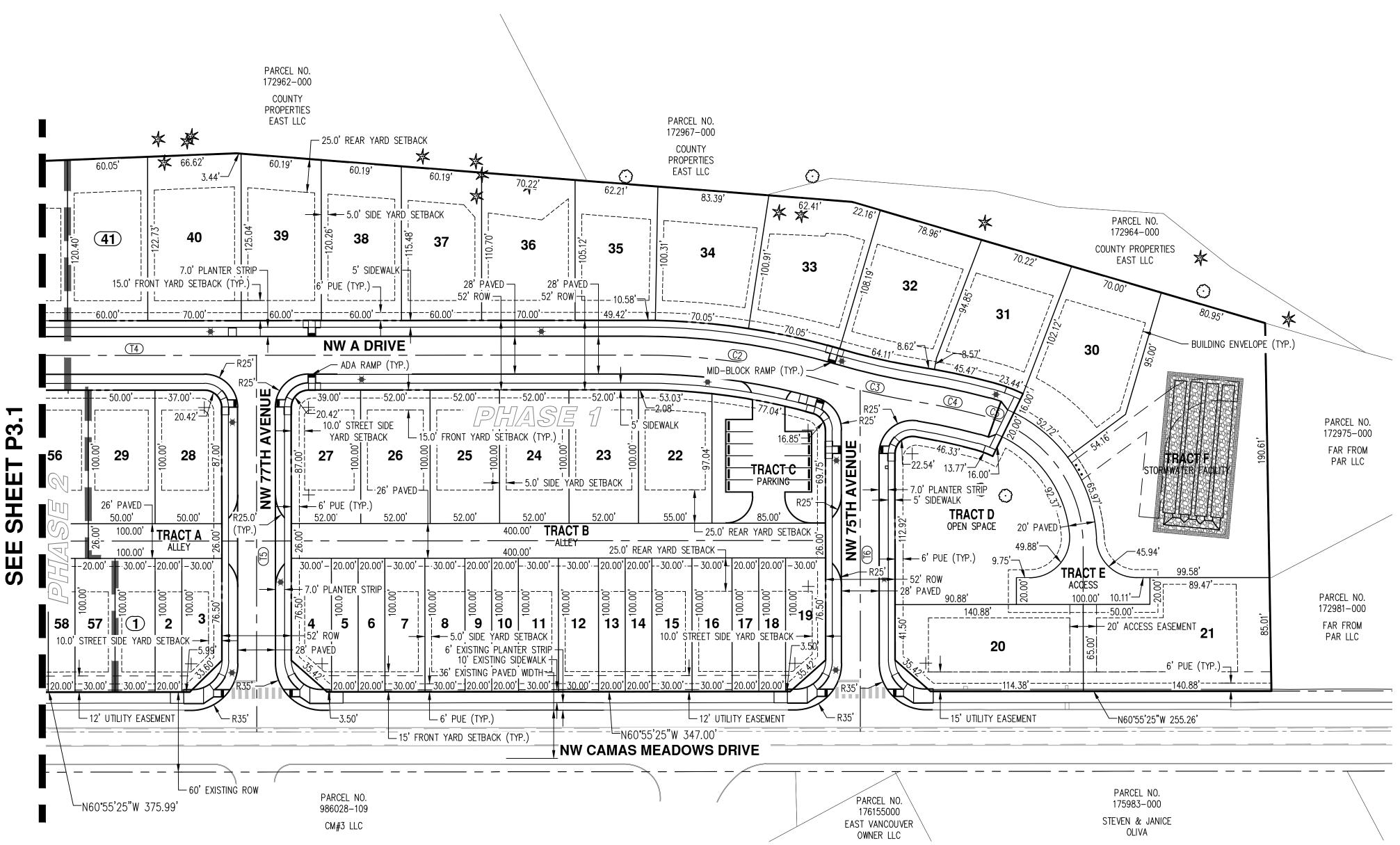


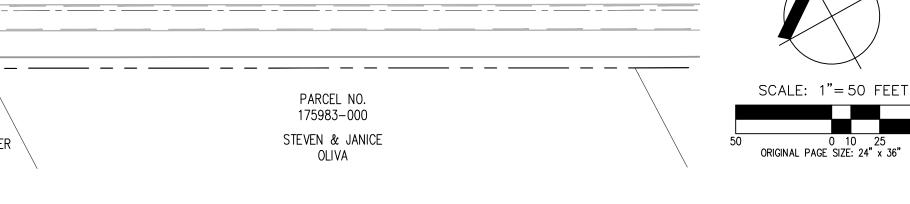
255.50

S29°04′34.71″W

S29°04′34.71″W

CEN	TERLINE CU	JRVE TAE	BLE
CURVE #	ARC 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 <b>°</b> 11'53"	474.00
C5	130.44	74°44'07"	100.00
C6	41.00	23°29'22"	100.00
	,		





## PARCEL AREA TABLE PARCEL # AREA (SF) 3,000 2,000 2 2,718 2,689 4 2,000 2,000 3,000 3,000 2,000 2,000 10 3,000 3,000 2,000 13 14 2,000

28

PARCEL A	REA TABLE		PARCEL A	REA TABLE
PARCEL #	AREA (SF)		PARCEL #	AREA (SF)
15	3,000		29	5,000
16	3,000		30	9,138
17	2,000		31	7,089
18	2,000		32	7,974
19	2,689		33	8,115
20	8,846		34	7,645
21	10,915		35	6,266
22	5,448		36	7,554
23	5,200		37	6,786
24	5,200		38	7,072
25	5,200		39	7,359
26	5,200		40	8,686
27	5,164		41	7,294
28	4,964	ָ ֓֓֞֜֓֓֓֓֓֓֓֓֓֓֓֓֓֓֡֓֓֓֓֓֡֓֡֓֓֡֓֡֓֓֓֡֓֡֓֡֓֡		

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

**DEVELOPMENT STANDARDS** MAXIMUM FRONT YARD SETBACK: MINIMUM SIDE YARD SINGLE-FAMILY: 5 FEET MINIMUM SIDE YARD COMMERCIAL: 10 FEET 10 FEET MINIMUM STREET SIDE YARD: MINIMUM REAR YARD: 25 FEET DETACHED LOT COVERAGE (LOTS 20-56):

ATTACHED LOT COVERAGE (LOTS 1-19, & 57-77): 60%

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

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

4660 NE 77TH AVENUE, SUITE 200 VANCOUVER, WA 98662 **ENGINEER/PLANNER/ARBORIST/** 

SURVEY/LANDSCAPE ARCHITECT/BIOLOGIST AKS ENGINEERING & FORESTRY, LLC.

APPLICANT/CONTACT

4610 NE 77TH AVENUE, SUITE 102

EMAIL: STACEY@ROMANOFINANCIAL.COM

CAMAS MEADOWS HOLE 9 LLC

ROMANO DEVELOPMENT, LLC

CONTACT: STACEY SHIELDS

VANCOUVER, WA 98682

PH: (360) 904-4759

**OWNERS** 

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

**EXISTING LAND USE** 

UNDEVELOPED ZONED MIXED USE (MX)

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.

**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)

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.

DESIGNED BY:

4/23/2024

SUBDIVI

**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 PROPOSED.

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.

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

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. 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.

SCALE: 1"=50 FEET	
50 0 10 25 ORIGINAL PAGE SIZE: 24" x 36"	50

	SEESHER	P3.2 PR	13.0' UTILITY	10' SIDE YARD SETBACK 20' UTILITY EASEMENT. 77 76	10' SIDE YARD SETBACK 6.79'  OT 78 MMERCIAL 0' REAR SETBACK  11.77'  34.88' 21.99'  TRACT J ACCESS  R25' (TYP.)  PAVED  31.99  31.99  31.99	47	60.88  6.0' REAR YARD SETBACK  A6  LOCK RAMP (TYP.)	7' PLANTER STRIP— 28' PAVED— 52' ROW— 14.75'—65.25'—  50.00' 50.00'	S ENVELOPE (TYP.)  44  5' SIDEWALK  6' PUE (TYP.)  70.00'  15.0' FRO  52  26' PAVED  50.00'  26' PAVED  50.00'	50.00'6' PU NT YARD SETBACK (TY 00.54   00.00 1   00.00 1	SETBACK (TYP.) 50.00'  E (TYP.)	
		PARCEL 172962- COUNTY PROPER	_ NO. –000	10.0' STREET SIDE YARD SETE	R35', R35'	72 8 71 8 71 8 71 14.5' UTILITY EASEMENT	92' 31.92' 31.92' - 20.0 69 00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	OBEN SPACE 100.000 100 100 100 100 100 100 100 100	300.00' - 30	62 61 15' FROM	YARD SETBACK — 10.00 -30.00' — 30.00' — 20.0  60     59   58   10   17 YARD SETBACK (TYP	3 57 1 1 1 .0' STREET SIDE YARD
						PARCEL NO. 172980-000 PLEXSYS INTERFACE PRODUCTS INC		60' EXIST		MAS MEADO	WS DRIVE  PARCI 98602	EL NO. 8–109 3 LLC
PARCEL #	REA TABLE  AREA (SF)	PARCEL AF	REA TABLE  AREA (SF)			SITE STATE PARCEL ZONE: GROSS AREA: TOTAL ROW DEDI	MIXED USE (M. 13.81 AC (601 CATION: 98,650 SF (2.	,725 SF)	ROMANO DEVE CONTACT: STA	ACEY SHIELDS I AVENUE, SUITE 102	<u>T</u>	
42	8,333	60	3,000			MAXIMUM LOT AF	REA: 10,915 SF		PH: (360) 90	4-4759	<b></b>	
43	8,149	61	2,000				AGE LOT AREA: 4,696 SF			Y@ROMANOFINANCIAL.CO _	JM	
						LOT STAT ATTACHED REAR	LOAD: 40		OWNER:	<del>-</del>		
44	7,952	62	3,000			DETACHED FRONT <u>COMMERCIAL</u>	Г LOAD: 37 1		4660 NE 77Th	WS HOLE 9 LLC I AVENUE, SUITE 200		
45	8,949	63	3,000			TOTAL LOTS:	78		VANCOUVER, V			
46	8,531	64	2,000				MENT STANDARDS	_		ER/PLANNER		
47	8,316	65	3,000			MAXIMUM FRONT	YARD SETBACK:	15 FEET		//LANDSCAPE		

MAXIMUM FRONT YARD SETBACK: 15 FEET MINIMUM SIDE YARD SINGLE-FAMILY: 5 FEET 10 FEET MINIMUM SIDE YARD COMMERCIAL: MINIMUM STREET SIDE YARD: 10 FEET 25 FEET MINIMUM REAR YARD: 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) 11 SPACES TRACT C: TRACT G: 4 SPACES 15 SPACES TOTAL PROPOSED;

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

PARCEL NO. 172962-000

COUNTY **PROPERTIES** 

EAST LLC

## ARBORIST/

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

PROPERTY DESCRIPTION

E-MAIL: ANDREOTTIM@AKS-ENG.COM

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)

CENTERLINE TANGENT 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			

CEN	TERLINE CL	JRVE TAE	BLE
CURVE #	ARC LENGTH	DELTA	RADIUS
C1	169.42	13 <b>'</b> 17'49"	730.00
C2	143.24	16 <b>°</b> 24'49"	500.00
C3	67.45	7*20'49"	526.00
C4	51.28	6°11'53"	474.00
C5	130.44	74°44'07"	100.00
C6	41.00	23 <b>°</b> 29 <b>'</b> 22"	100.00

DF D			
<			
54,			
MII V			

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

53

59

7,134

5,010

5,358

5,000

5,000

5,000

5,000

5,000

5,000

3,000

2,000

3,000

3,000

2,000

3,000

3,624

3,624

3,624

3,624

3,624

3,634

3,984

2,001

4,878

68

69

70

71

72

73

74

75

76

77

4/23/2024

SUBDIVI