

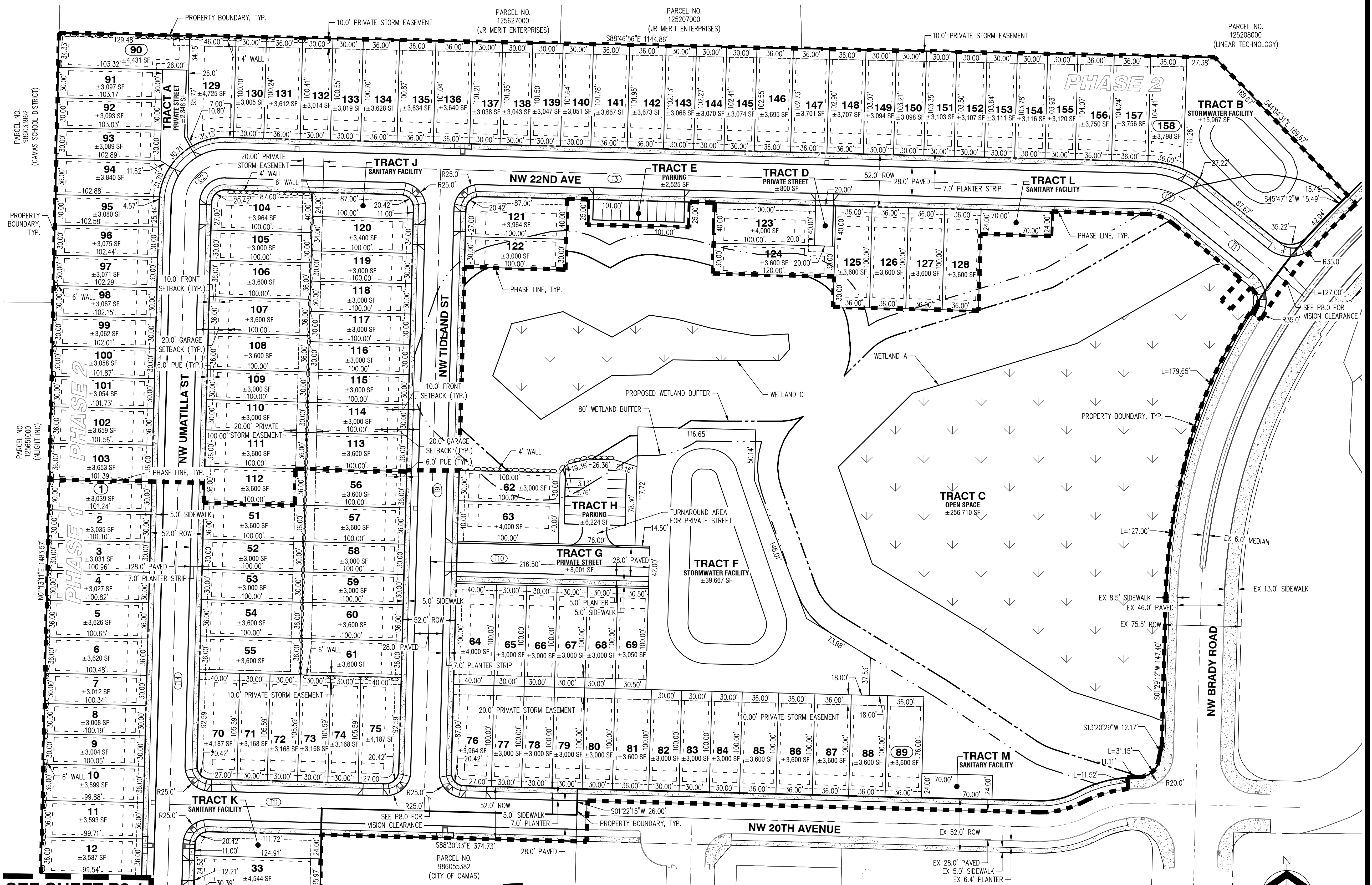
- PROPOSED LAND USE NOTES**
- TOTAL SITE AREA IS 24.41 ACRES (1,063,300 SQUARE FEET).
 - WETLAND AND WETLAND BUFFER AREAS ARE SHOWN ON SHEETS P3.0 AND P3.1.
 - NO PLANNED ENHANCEMENT AREAS ARE PROPOSED. WETLANDS AND CRITICAL AREAS SHALL BE DONE OFF-SITE.
 - PEDESTRIAN FACILITIES ARE SHOWN ON THE PLANS. NO TRANSIT FACILITIES ARE PROPOSED.
 - NO BICYCLE FACILITIES BEYOND THOSE LOCATED IN THE RIGHT-OF-WAY ARE PROPOSED.
 - NW 22ND AVE, NW UMATILLA ST, AND NW TIDLAND ST ARE PUBLIC WITH ASPHALT SURFACING. STREET CROSS SECTIONS ARE SHOWN ON SHEET P8.0 AND P8.1.
 - NO ROADS OR OR WITHIN 500 FEET OF THE SITE PROPOSED TO PROVIDE SITE ACCESS ARE IN EXCESS OF 15% GRADE.
 - ALL CORNER LOT DRIVEWAYS ARE SHOWN ON THE PLAN. ALL OTHER DRIVEWAYS MEET SIGHT DISTANCE STANDARDS.
 - SIGHT DISTANCE TRIANGLES ARE SHOWN ON SHEETS P9.0 AND P9.1.
 - ALL PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
 - SEE SHEETS P9.0 TO P9.1 FOR LANDSCAPE PLANS.
 - OFF-STREET PARKING IS SHOWN ON THE PLANS. NO LOADING AREAS ARE REQUIRED.
 - FINAL WALL DESIGNS TO BE PROVIDED WITH FINAL ENGINEERING.

CENTERLINE TANGENT TABLE

LINE #	LENGTH	DIRECTION
T1	145.86	N50° 46' 33.13"W
T3	913.00	N88° 30' 33.46"W
T8	564.34	S1° 08' 19.41"W
T9	635.59	S1° 29' 26.54"W
T10	216.50	S88° 30' 33.46"E
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CENTERLINE CURVE TABLE

CURVE #	ARC LENGTH	DELTA	RADIUS
C1	46.10	37°44'00"	70.00
C2	61.26	90°00'00"	39.00
C3	51.93	14°52'35"	200.00
C4	50.70	14°31'28"	200.00



SEE SHEET P3.1

APPLICANT/CONTACT
ALLIED DEVELOPMENT, LLC
CONTACT: JOSEPH DEASER
16430 N SCOTTSDALE RD, STE 210
SCOTTSDALE, AZ 85254
PH: (602) 932-9590
EMAIL: JOSEPHD@ALLIEDDEV.COM

OWNER
DALEY DENNIS
PO BOX 757
RANCHO SANTA FE, CA 92067

PROJECT PURPOSE
PHASED SUBDIVISION WITH 156 SINGLE-FAMILY RESIDENTIAL LOTS WITH ASSOCIATED ROAD AND SITE IMPROVEMENTS.

SITE AREA
24.41 AC (1,063,300 SF)

EXISTING LAND USE
UNDEVELOPED PROPERTY ZONED MULTIFAMILY RESIDENTIAL (MF-18)

CONTACT/ENGINEERING/PLANNING/ARCHITECT/SURVEYING/LANDSCAPE ARCHITECT/NATURAL RESOURCES
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

GEOTECHNICAL ENGINEER
COLUMBIA WEST ENGINEERING, INC.
CONTACT: DANIEL E. LEHTO, PE, CE
11917 NE 95TH STREET
VANCOUVER, WA 98682
PH: 360-823-2900

PROPERTY DESCRIPTION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON. PROPERTY SERIAL NO.'S 125193-000, 986055-381, & 125185-000.

VERTICAL DATUM
CLARK COUNTY VERTICAL DATUM NGVD29(47); ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK "LACAMAS-50". LOCATED TO THE NE OF THE INTERSECTION OF NW 116TH AVE & NW BRADY RD; ELEVATION = 521.19 FEET (NAVD29(47)).

LOT STATISTICS
SINGLE FAMILY DETACHED: 158
TOTAL LOTS: 158

SITE STATISTICS
PARCEL ZONE: MULTI-FAMILY (MF-18)
GROSS AREA: ±24.41 AC (±1,063,300 SF)
OPEN SPACE: ±5.97 AC (±260,070 SF)
NET AREA: ±18.44 AC (±803,247 SF)
TOTAL ROW DEDICATION: ±3.99 AC (±173,800 SF)
PROPOSED AVERAGE LOT AREA: ±3,436 SF

RESIDENTIAL PARKING STATISTICS
REQUIRED PARKING: 32 SPACES (158 LOTS/5 LOTS/SPACE)
TRACT E: 10 SPACES
TRACT H: 12 SPACES
TRACT I: 10 SPACES
TOTAL PROPOSED: 32 SPACES

TRACT	PURPOSE	AREA
TRACT A	PRIVATE STREET	2,348 SF
TRACT B	STORMWATER FACILITY	15,967 SF
TRACT C	OPEN SPACE	260,070 SF
TRACT D	PRIVATE STREET	800 SF
TRACT E	PARKING	2,525 SF
TRACT F	STORMWATER FACILITY	39,667 SF
TRACT G	PRIVATE STREET	8,001 SF
TRACT H	PARKING	6,772 SF
TRACT I	PARKING	6,224 SF
TRACT J	SANITARY FACILITY	2,364 SF
TRACT K	SANITARY FACILITY	2,959 SF
TRACT L	SANITARY FACILITY	1,680 SF
TRACT M	SANITARY FACILITY	1,680 SF
TOTAL		±351,057 SF

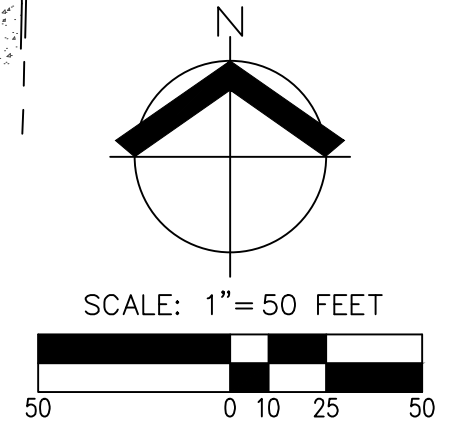
*HOA TO OWN ALL TRACTS.

DEVELOPMENT STANDARDS (MF-18)
MINIMUM FRONT YARD SETBACK: 10 FEET
GARAGE SETBACK: 20 FEET
MINIMUM SIDE YARD: 3' FEET
MINIMUM STREET SIDE YARD: 15 FEET
MINIMUM REAR YARD: 10 FEET

* THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET, OTHERWISE A ZERO-LOT LINE IS ASSUMED.

DENSITY CALCULATIONS (MF-18)
MAXIMUM DENSITY (18 DU/AC X 18.44 AC): 332 UNITS
MINIMUM DENSITY (6 DU/AC X 18.44 AC): 111 UNITS
PROPOSED DENSITY (DU/AC): 158 UNITS

REQUIRED MINIMUM LOT AREA: 2,100 SF
REQUIRED MINIMUM LOT WIDTH: 26 FT
REQUIRED MINIMUM LOT DEPTH: 60 FT

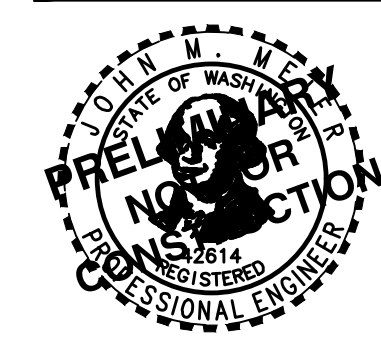


PRELIMINARY SUBDIVISION PLAT AND PHASING PLAN
STELLA RIDGE SUBDIVISION
ALLIED DEVELOPMENT, LLC
CAMAS, WASHINGTON

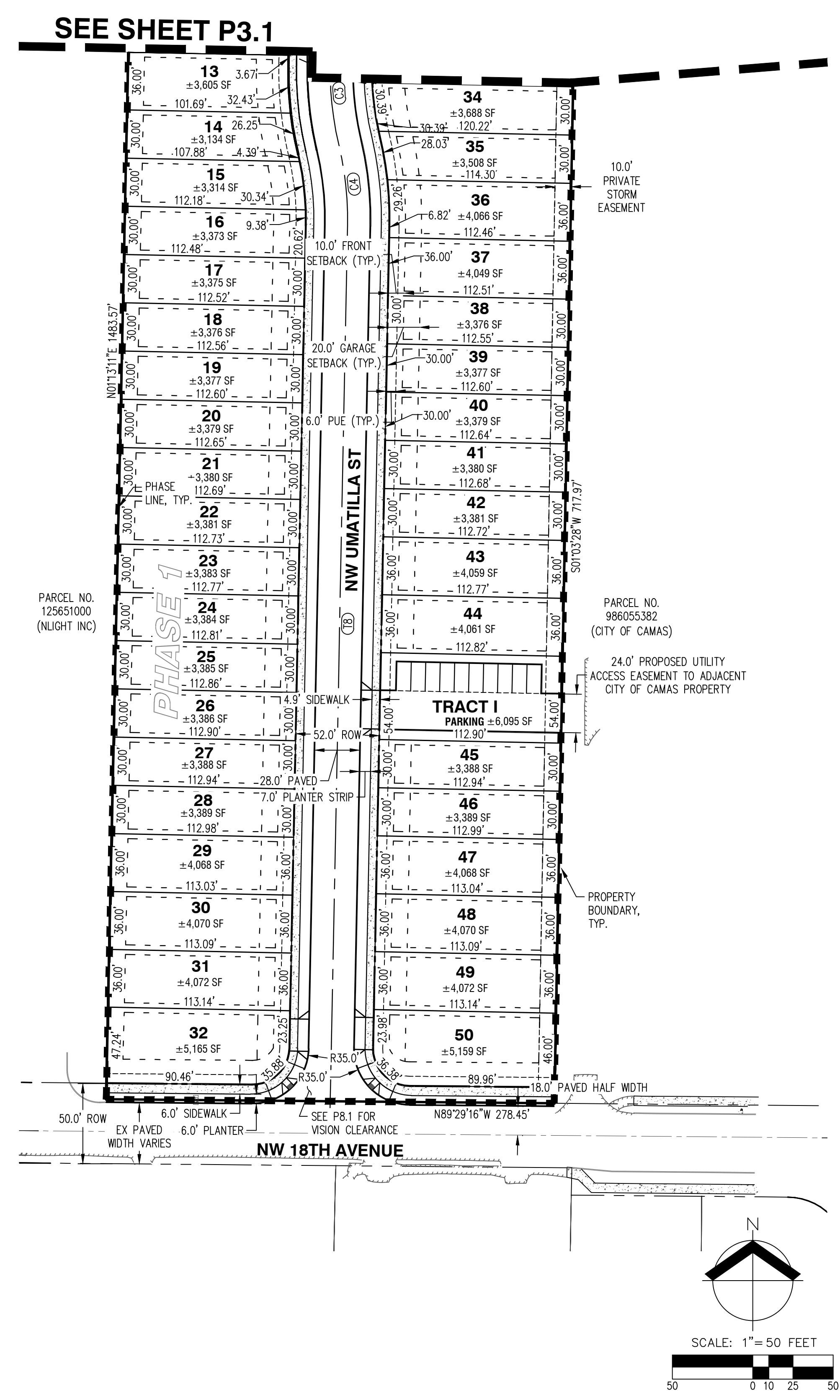
PROFESSIONAL ENGINEER
JOB NUMBER: 12107
DATE: 2/18/2026
DESIGNED BY: NTL
DRAWN BY: JCS
CHECKED BY: NTL

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.

**PRELIMINARY SUBDIVISION PLAT AND PHASING PLAN
 STELLA RIDGE SUBDIVISION
 ALLIED DEVELOPMENT, LLC
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