Exhibit 6 CUP23-01

CITY OF CAMAS DESIGN REVIEW NARRATIVE

CAMAS MEADOWS A MIXED-USE DEVELOPMENT

APPLICANT AND DEVELOPER:

Romano Development 4660 NE 77th Avenue, Suite 200 Vancouver, WA. 98662 Project Contact: <u>Stacey@romanofinancial.com</u> 360.904.4759

LEGAL COUNSEL:

Steve Morasch Landerholm, PS 805 Broadway Street, Suite 1000 Vancouver, WA 98660 <u>Steve@landerholm.com</u> 360.558.5912



BACKGROUND

Camas Meadows is a proposed mixed-use development in the City of Camas. The Applicant is seeking design review approval for the construction of 40 townhome lots and one commercial lot. The project also includes 37 detached single-family lots, which are not required to undergo the design review process.

The development will gain access from NW Camas Meadows Drive along the south frontage of the site in two access points, with access to the individual lots through an internal street and alley network. The project will include landscaping, lighting, utilities and pedestrian amenities such as sidewalks, multiple pedestrian paths, green spaces and a pocket park. The proposed building types provide for a variety of architectural features, such as varied color and material palettes and articulated roof lines.

EXISTING CONDITIONS

The project site is located at 4525 NW Camas Meadows Drive, Camas, WA. 98607. The property contains 8.8 acres and is identified as parcels: 175980000, 172973000, 172963000, 986035734, 986035733, 172970000 and 9860269-06. The property is located in the SW ¼ of Township 2 North, Range 3 East, Willamette Meridian. The site is zoned Mixed Use (MX) and is currently vacant with no structures on-site.

Neighboring properties are zoned Light Industrial/Business Park (LI/BP) to the north, east, south, and west; and Residential (MF-18) to the southeast. Surrounding properties are a diverse blend and include:

North, east and west: Camas Meadows Golf Course South: Commercial business park

The site slopes to the north, with slopes ranging from 3-18% based on GIS data. The site is mostly covered in field grass and Himalayan blackberries, with trees dispersed across the site.

DESIGN REVIEW CRITERIA

CMC 18.19.050 – This proposal is subject to the requirements of the Camas Design Review Manual: Gateways, Commercial, Mixed Use and Multifamily Uses, originally dated 2001 and revised March 2016. The following statements demonstrate how these requirements are met with this proposal.

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

Response: A landscape plan has been prepared in accordance with the City of Camas landscaping requirements that exceeds city standards. It also aesthetically blends the development into the surrounding environment by featuring open greenspaces and one pocket park that protects the existing white oaks while providing a vegetated space for residents to enjoy. The landscaping has been designed to minimize maintenance and water usage while providing a variety of plantings and trees for diversity and color throughout the year. Please refer to the landscape plan prepared by AKS Engineering and Forestry, LLC (AKS).

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

Response: A critical areas assessment and preliminary Oregon white oak mitigation plan were prepared by AKS and approved by Washington State Department of Fish and Wildlife. The report includes details on impacts to Oregon white oaks existing on site and mitigation of these impacts. Please refer to the report for additional information on how the Applicant is preserving many of these white oaks.

3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

Response: The townhome buildings and commercial building will have a "finished" look and will be composed of similar material and dark color tones to complement one another while maintaining individual character. See the preliminary building elevations and materials board included in this application for reference.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

Response: This site is similar to an infill development as it is surrounded by developed office/industrial uses to the south and a golf course. Historic white oaks have been preserved onsite with ample open space as shown on the site plan and further depicted on the landscape plan prepared by AKS.

- B. Specific Principles.
 - 1. Gateways.

a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

Response: There are no proposed freestanding signs associated with this project.

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

Response: No commercial signage is proposed as part of this project. Future signage will be applied for by the user of said brewery with the building permit package. Future signage will meet the City of Camas code.

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

Response: Any monument sign for the subdivision and commercial lot shall be vandalism-resistant and surrounded by vegetation in order to soften its appearance, while acting as a means of wayfinding. Signage will be used effectively and efficiently to ensure limited use and will meet City of Camas code.

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

Response: All pedestrian walkways and sidewalks will meet City of Camas code.

e. A consistent streetscape lighting scheme shall be used.

Response: The project will provide adequate site lighting for safe navigation at night in all circulation and parking areas. Any required street lighting will be compatible and shielded to protect future uses and the adjoining development to the south from unnecessary glare. Future lighting plans will meet City of Camas code.

2. Commercial and Mixed Uses.

a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixeduse areas shall not be required to provide on-site parking.

Response: Two onsite parking lots (Tract C and G) are proposed that will provide 15 surplus parking spaces in the townhome area of the project.

Parking provided for lot 78, the commercial lot, was a little more difficult to accommodate due to the natural configuration of this triangle-shaped lot and the inability to have direct access onto Camas Meadows Drive. The building and patio area were placed on the west side of the lot to capture the views of the golf course and to better integrate into the environment. These wellplanned improvements are intended to connect those who are living, walking and working on the property with those from the surrounding neighborhoods.

The Applicant is proposing wide landscape setbacks buffers where the commercial lot buffers single family lots in an effort to ease the transition between the different uses. Furthermore, ample landscaping and a 6' tall wood fence has been provided to meet the L3 buffer requirement.

b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

Response: The development proposes a truly mixed development, offering a neighborhood local brewery/pub, and a mix of housing options. These include attached townhomes and standard detached homes that are oriented in such a way to provide a connected and cohesive project offering a diversity of housing.

The commercial lot provides a place for patrons to walk, play and eat. The building's exterior contains elements designed to enhance the pedestrian environment including sidewalks, functional and decorative lighting, rain protection, landscaping and architectural detailing that complements the existing charm that Camas is known for. Please refer to the building elevations and renderings.

c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences.

Response: This project redevelops an underutilized site with uses and scales appropriate for the area and meets the needs of the City's by helping address its housing shortage. The townhome lots line the fronting street, NW Camas Meadows Drive. The single family lots are located along the golf course where residents can take advantage of the expansive views. The commercial lot is on the west side of the project, adjacent to the street, with the existing commercial users just to the south of Camas Meadows Drive.

d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development.

Response: As previously discussed, this development provides a mix of product and uses, offering diversity and a unique neighborhood. Similar materials will be used to create a cohesive feel throughout the development so that the different housing and commercial products blend. The materials will provide varying tones and textures which are complementary. Please refer to the elevations for additional information.

e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.

Response: The lower intensity uses are located on the north side of the site, abutting the golf course. The townhome product and commercial lot is located near the street, on the south and west side of the development.

f. Walls shall be broken up to avoid a blank look and to provide a sense of scale.

Response: Currently, two retaining walls are proposed for the stormwater facility, these walls do not exceed 6 feet. Given the existing topography of the site, there is a potential for additional retaining walls to be constructed. The locations of potential walls for residential lots are unknown at this time. Any walls to be constructed will be included on the final engineering plans; however, it is not anticipated that any walls will be over 6 feet in height. All appropriate permits will be obtained for any proposed walls.

g. Outdoor lighting shall not be directed off-site.

Response: The site will be provided with adequate site lighting for safe navigation at night in all circulation and parking areas. Any street lighting required will be compatible and shielded. Future lighting plans will meet the City of Camas code.

3. Multifamily

a. Stacked Housing.

i. All on-site parking areas shall be screened with landscaping. Parking spaces shall be clustered in small groups of no more than six to ten spaces.

ii. Stacked houses abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.

iii. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.

iv. Detached garages shall be located to the rear of stacked unit(s) so as not to be directly viewable from a public street.

v. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Response: These provisions do not apply to this project as there are no multifamily units proposed.

b. Townhomes and Rowhouses.

- All on-site parking areas (excluding driveways and garages) shall be screened with landscaping.
 Response: Two onsite parking lots are provided to accommodate a total of 15 spaces. Ample landscaping, such as maples and laurels, is provided to buffer the adjoining lots.
- ii. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

Response: Proposed residences are designed to provide an appealing street scale with windows and front walkways at street grade. Furthermore, some residences offer balconies and utilize alternating siding types and colors as well as extruded portions of the facade to provide an appealing, modern feel.

The brewery facade uses multiple materials, colors and forms to provide architectural interest and define the streetscape.

- iii. When appropriate, structures abutting or located in single-family residentially zoned areas shall be designed to mitigate size and scale differences.
 Response: The site is not located in or abutting any single-family zoned areas; the zoning designation is MX.
- iv. Walls shall be articulated in order to avoid a blank look and to provide a sense of scale.
 Response: The two-story buildings have been designed to provide a sense of scale and the materials and design provide for a modern feel and generate visual interest. Please refer to the attached building elevations for additional

information.

v. Detached garages shall be located to the rear of the townhouse or rowhouse unit(s) so as not to be directly viewable from a public street.

Response: The proposal does not include detached garages.

vi. Attached garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.
 Response: Attached garages will account for less than fifty percent of the front

Response: Attached garages will account for less than fifty percent of the front face of each townhome. Garages are articulated with panelized, frosted glazing, complementary of the structures' modern design.

- c. Duplex, Triplex and Four-Plex.
 - i. Garages shall account for less than fifty percent of the front face of the structure. Garages visible from the street shall be articulated by architectural features, such as windows, to avoid a blank look.

Response: These provisions do not apply to this project.

CONCLUSION

The Camas Meadows development is a mixed-use development that provides housing opportunities to the growing City. The project develops an underutilized site with uses and scale appropriate for the area and meets the needs of the City by helping address the housing shortage. The commercial/retail elements blend from an aesthetic perspective and provide supporting uses to local community and adjacent developments.

The proposed townhome use will provide a middle housing product that is lacking in the City, as well as providing housing immediately adjacent to existing and proposed business park developments, to provide the opportunity for a live-work environment that will provide for the use of transportation options other than a motorized vehicle. The proposed restaurant will provide for jobs within the development, as well as a destination for residents of the new development, and users of the golf course and adjacent businesses.

Furthermore, the proposal complies with applicable City of Camas code provisions and furthers the goals of the adopted Comprehensive Plan. The project proposes to provide all required public infrastructure and services including sewer, storm water, municipal water and transportation improvements.

CAMAS MEADOWS SUBDIVISION AND SITE PLAN



Design Review Application For Camas Meadows

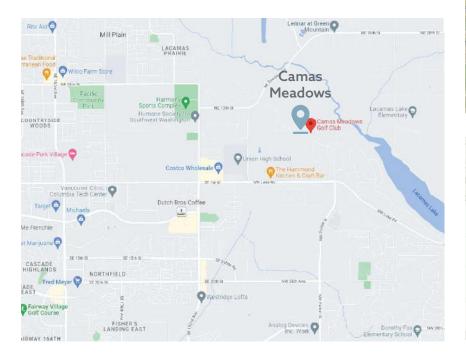
A Mixed-Use Project

CAMAS MEADOWS

VICINTY MAPS Camas Meadows Subdivision Romano Capital

LOCATION

4525 NW Camas Meadows Dr Camas, Washington 98607

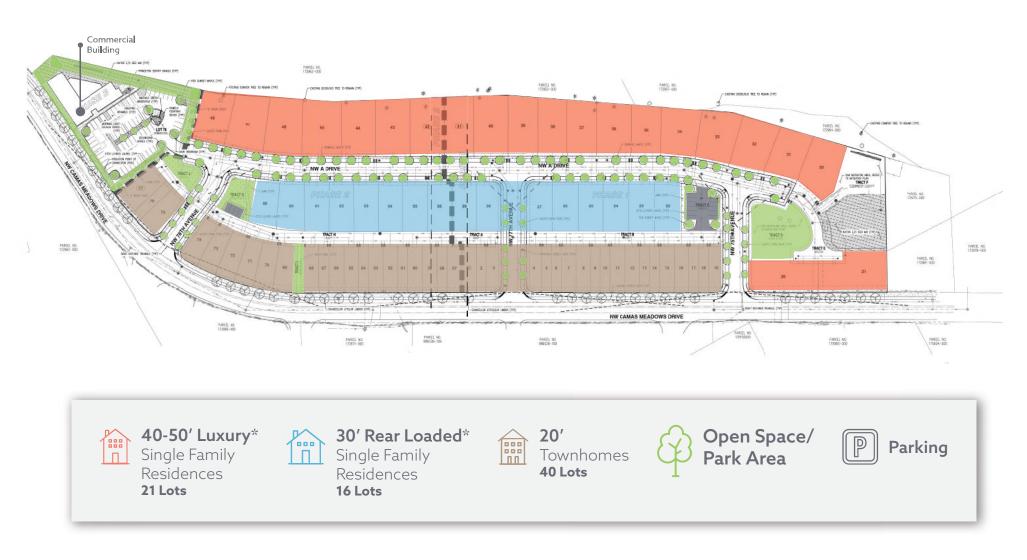






PRELIMINARY SITE PLAN

Camas Meadows Subdivision Romano Capital



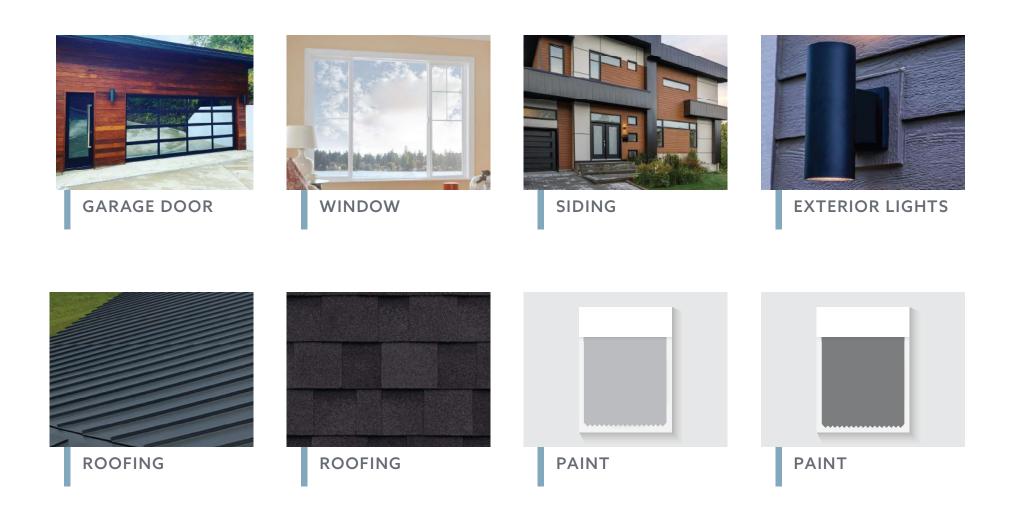
CAMAS MEADOWS

*The detached Single Family Residences do not require design review approval. Request is for townhomes and the commercial lot.

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CAMAS MEADOWS

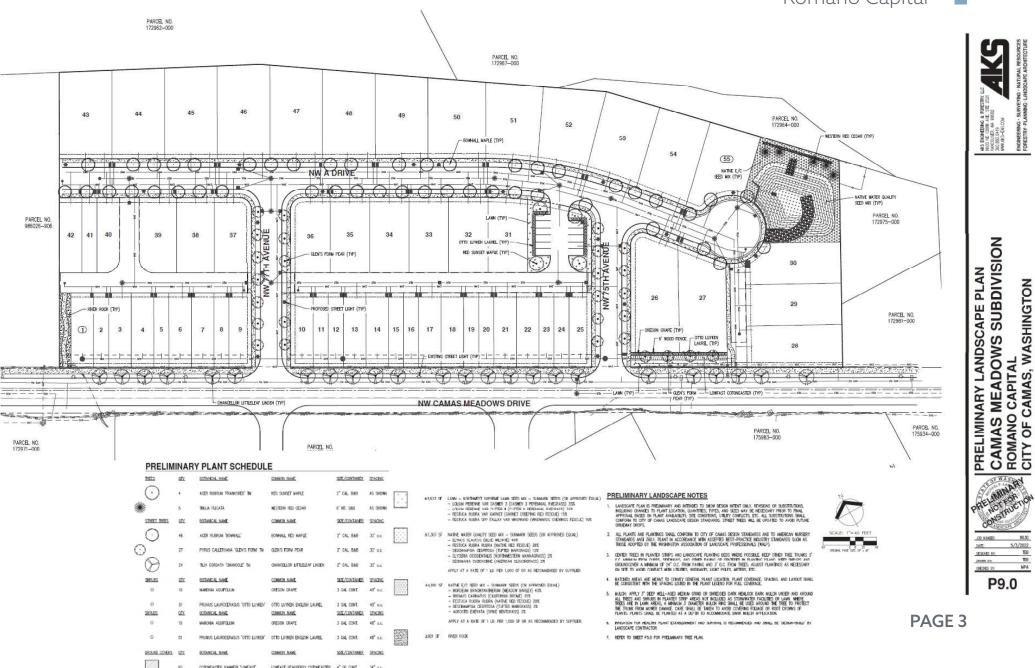
MATERIAL BOARD Camas Meadows Subdivision Romano Capital

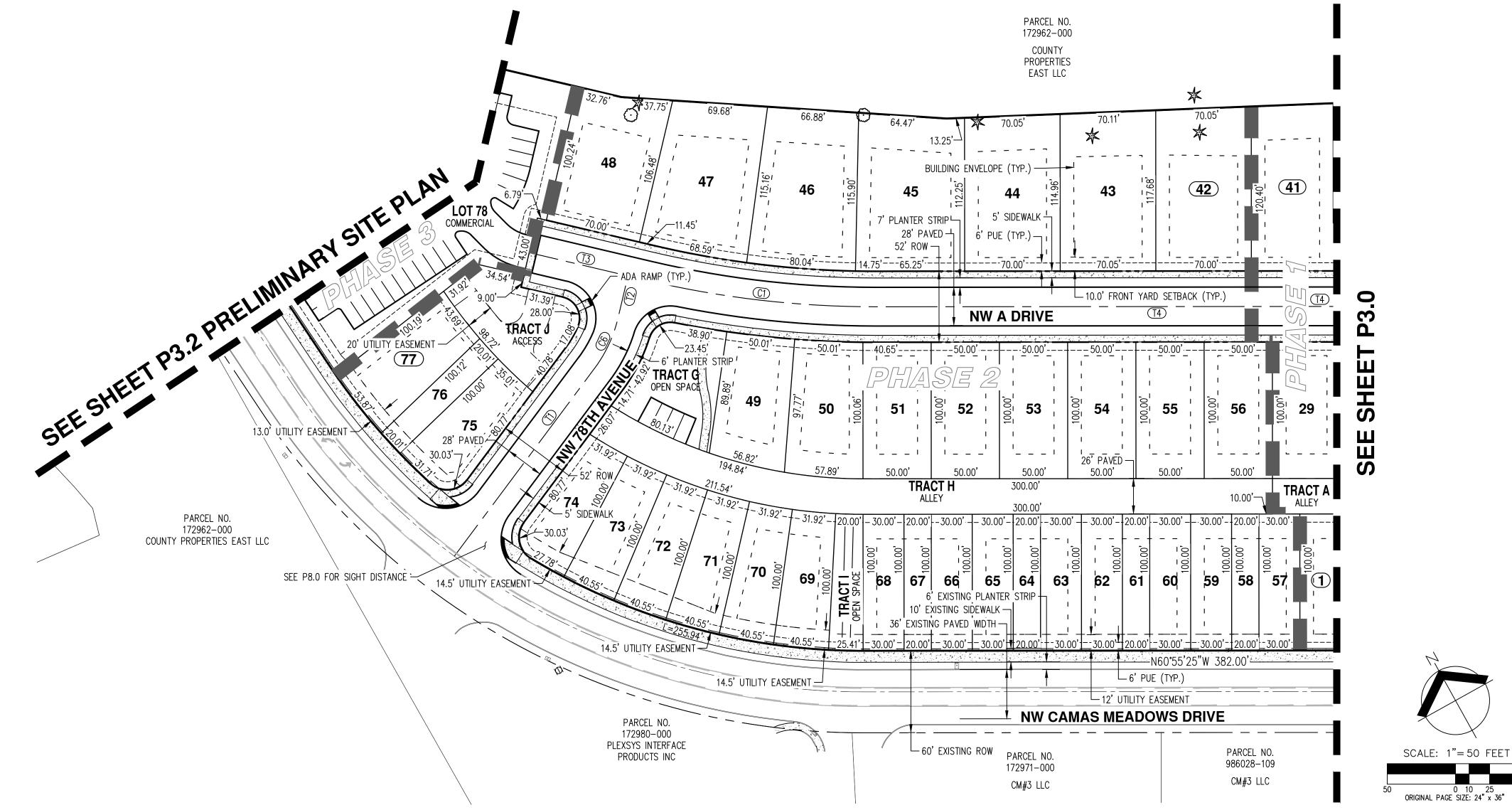


CAMAS MEADOWS

LANDSCAPING Three Creeks

Camas Meadows Subdivision Romano Capital





PARCEL AREA TABLE			
PARCEL #	AREA (SF)		
42	8,333		
43	8,149		
44	7,952		
45	8,949		
46	8,531		
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		
60	3,000		

PARCEL AREA TABLE			
PARCEL #	AREA (SF)		
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	3,892		
75	4,242		
76	2,001		
77	4,878		



SITE STATISTICS

PARCEL ZONE: GROSS AREA: TOTAL ROW DEDICATION: MINIMUM LOT AREA: MAXIMUM LOT AREA: PROPOSED AVERAGE LOT AREA: 4,714 SF

MIXED USE (MX) 13.81 AC (601,725 SF) 96,852 SF (2.22 AC) 2,000 SF 9,915 SF

LOT STATISTICS ATTACHED REAR LOAD: DETACHED FRONT LOAD: **COMMERCIAL** TOTAL LOTS:

DEVELOPMENT STANDARDS

MINIMUM FRONT YARD SETBACK: 10 FEET GARAGE SETBACK:

MINIMUM SIDE YARD: MINIMUM STREET SIDE YARD: 10 FEET MINIMUM REAR YARD:

5 FEET FROM FRONT OF DWELLING 10 FEET 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

40

37

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

SITE AREA 13.81 AC (601,725 SF)

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 MAINTAINED.
- 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
- HOMES.
- 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.

CENT	ERLINE 1	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

CENTERLINE CURVE TABLE			
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 ° 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.

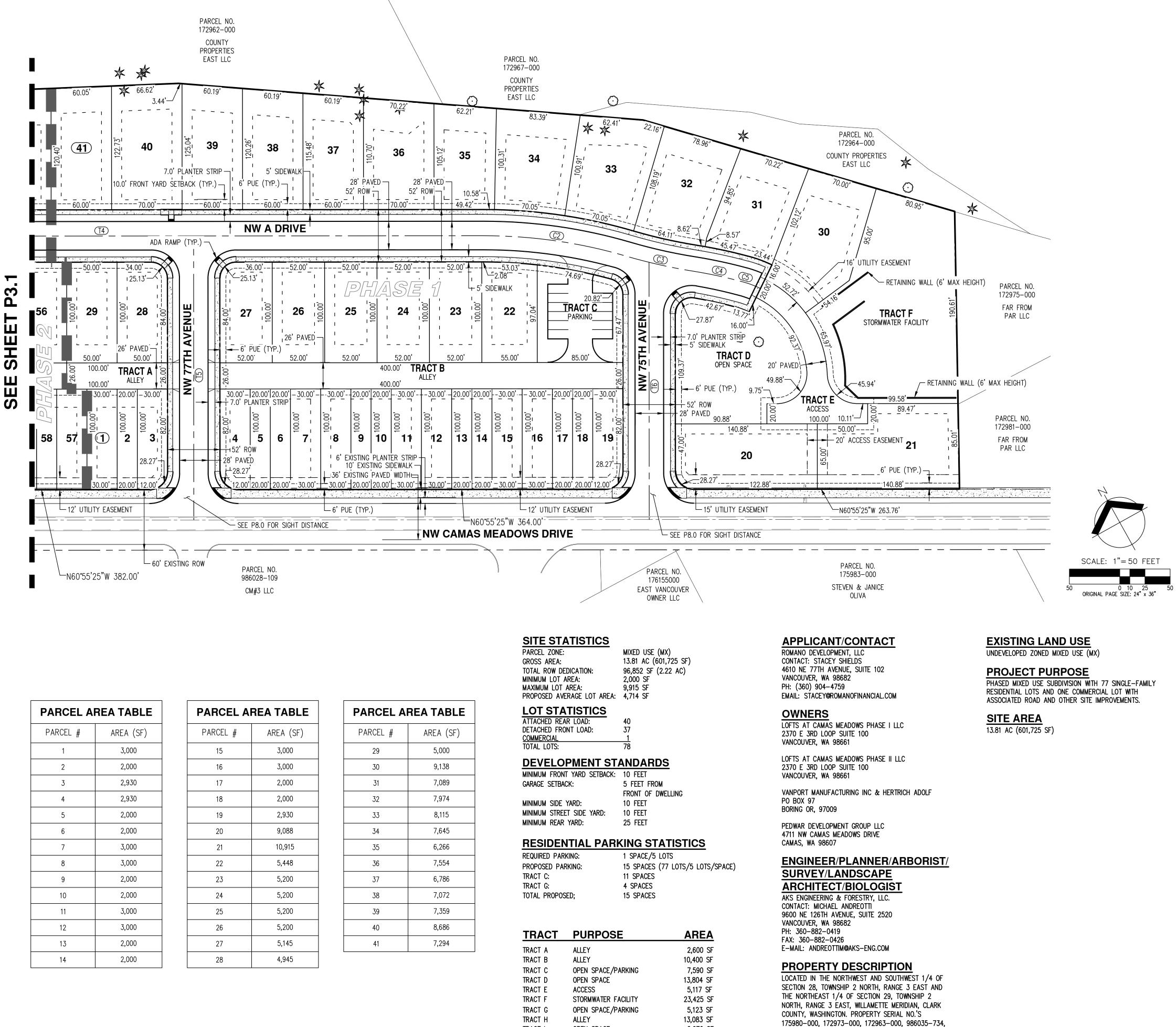


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JOB NUMBER:	9030
DATE:	3/2/2023
DESIGNED BY:	DJL
DRAWN BY:	DJL
CHECKED BY:	JMM





TRACT I

TRACT .

TOTAL

OPEN SPACE

OPEN SPACE/ACCESS

2,270 SF

4,981 SF

88,393 SF

986035-733, 172970-000, & 986026-906.

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	

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 AREA 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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- 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 MAINTAINED.
- 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 HOMES.
- 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.

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	CENTERLINE CURVE TABLE			
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 ° 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.

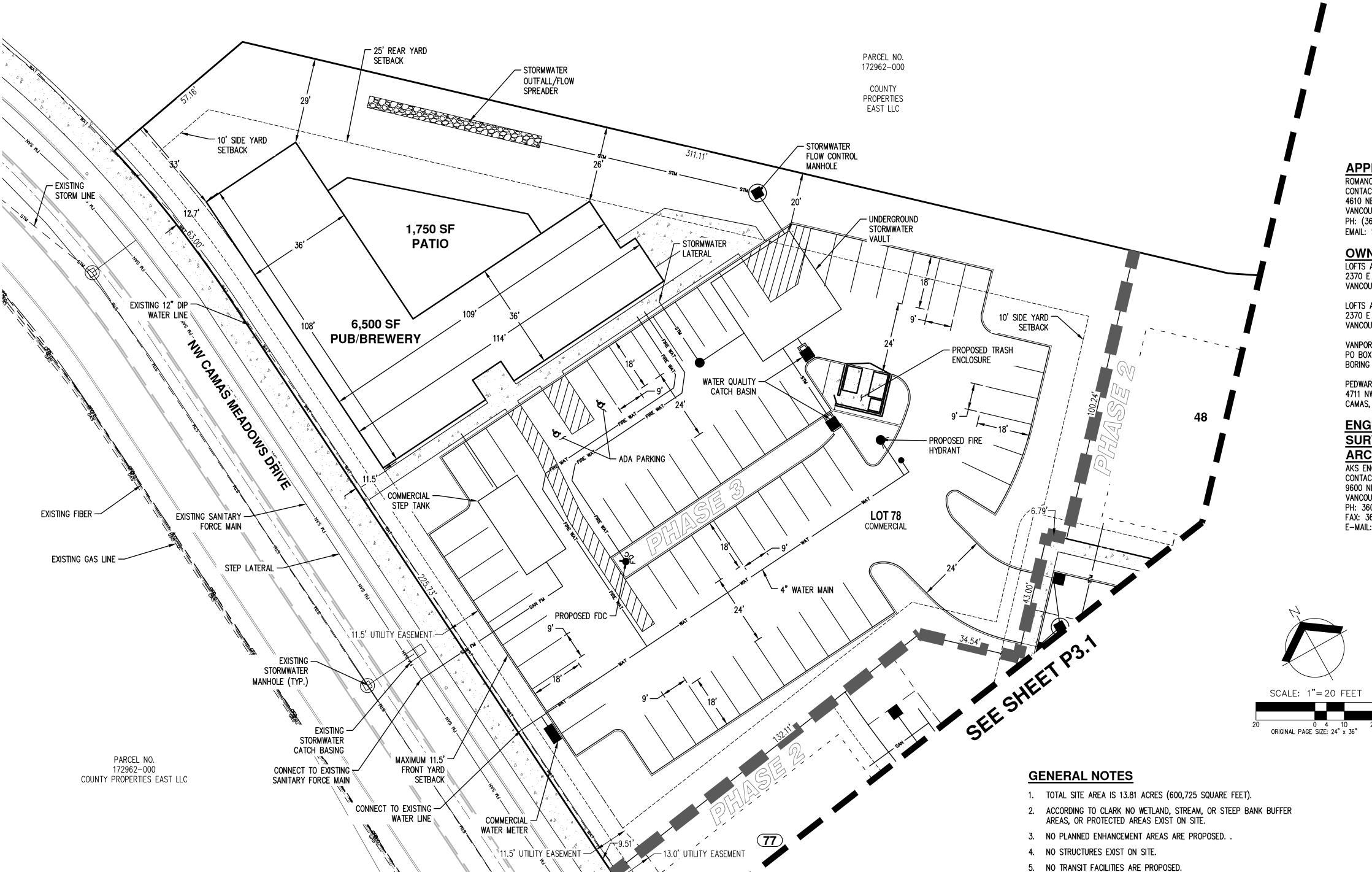


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CHECKED BY:	JMM

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- 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. STRUCTURE SQUARE FEET IS NOTED/SHOWN ON THE PLAN.
- 15. SEE ARCHITECTURAL PLANS INCLUDED IN THE APPLICATION SUBMITTAL PACKAGE FOR BUILDING ELEVATIONS AND FLOOR PLANS.
- 16. RECYCLABLE AND SOLID WASTE STORAGE IS SHOWN ON THE PLANS.
- 17. SEE SHEETS 10.0 AND 10.1 FOR OUTDOOR LIGHTING PLANS.
- 18. 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.
- 19. 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.
- 20. STORMWATER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- 21. NW CAMAS MEADOWS FRONTAGE IMPROVEMENTS WILL INCLUDE: REPLACEMENT OF DAMAGED CURB AND SIDEWALK.

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SINEERING & E 126TH AVE, VER, WA 9868 :0419

NE NE 382.(**AKS** 9600 VANC 360.8 WWW.

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: ANDREOTTIM@AKS-ENG.COM

SITE STATISTICS

PARCEL ZONE:	MIXED USE (MX)
GROSS AREA:	13.81 AC (601,725
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

NIMUM SIDE YARD:	10 FEET
NIMUM STREET SIDE YARD:	11.5 FEI
NIMUM REAR YARD:	25 FEET
XIMUM FRONT YARD:	10 FEET

COMMERCIAL PARKING STATISTICS REQUIRED PARKING STALLS (6 500/100)

REQUIRED PARKING STALLS (6,500/100):	<u>65</u>
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%)

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)

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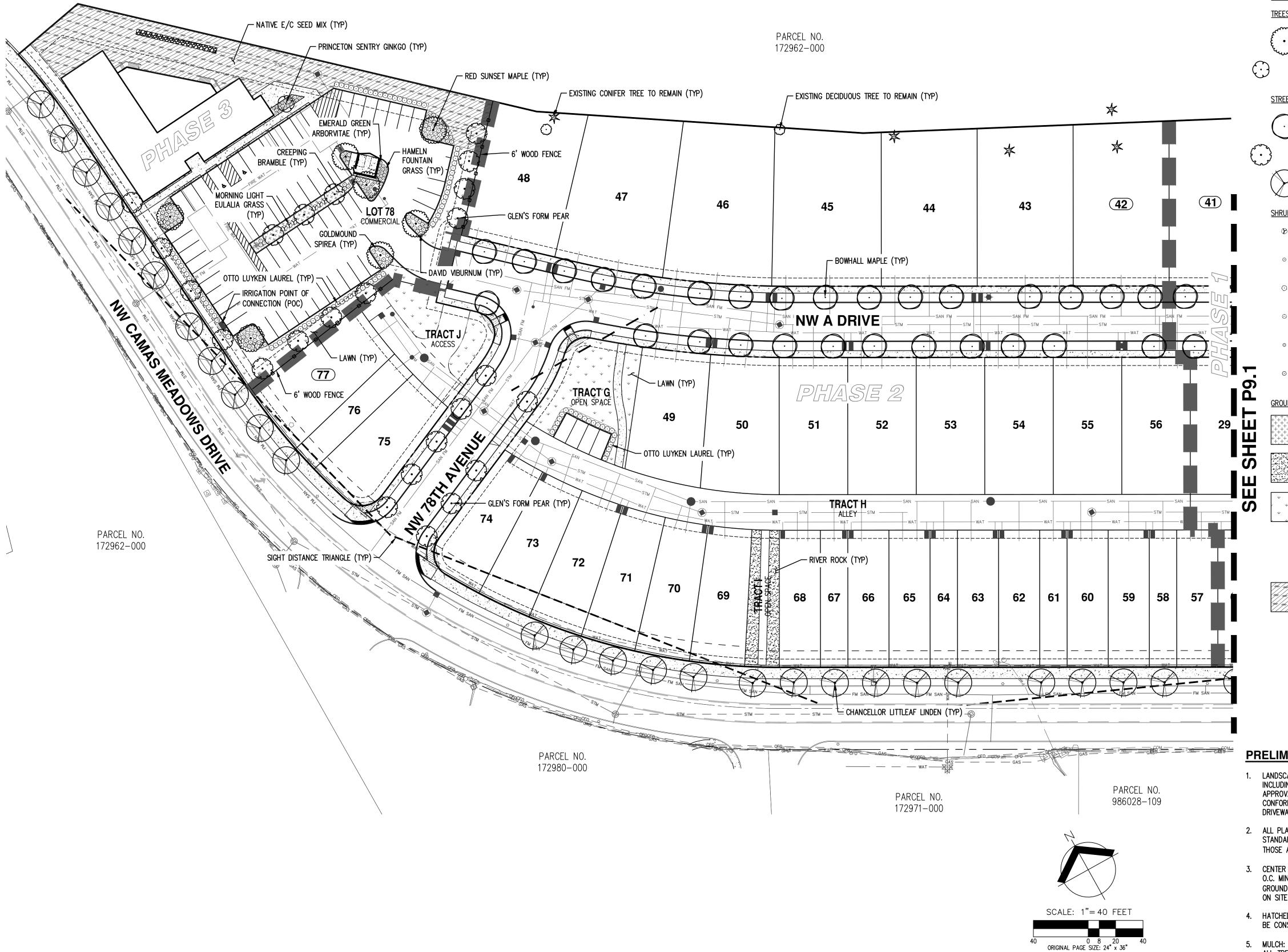
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DRAWN BY:	DJL
CHECKED BY:	JMM

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TREE PLAN

SITE AREA: TOTAL TREE U EXISTING TREES PROPOSED SIT TOTAL TREE U (RETAINED AND PRESERVED)

PF

RELIN	IINARY	PLANT SCHEDULE	E		
<u>ES</u>	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
•	11	ACER RUBRUM 'FRANKSRED' TM	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN
	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL. B&B	AS SHOWN
<u>EET_TREES</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	<u>SPACING</u>
\cdot	61	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	30' o.c.
	42	PYRUS CALLERYANA 'GLEN'S FORM' TM	GLEN'S FORM PEAR	2" CAL. B&B	30'o.c.
	44	TILIA CORDATA 'CHANCOLE' TM	CHANCELLOR LITTLELEAF LINDEN	2" CAL. B&B	30'o.c.
UBS	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
8	12	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL CONT.	48" o.c.
0	42	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL CONT.	30" o.c.
\odot	145	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3 GAL CONT.	48" o.c.
0	46	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLD MOUND SPIREA	2 GAL CONT.	36" o.c.
0	6	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5'-6' HT. CONT.	30" o.c.
0	73	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL CONT.	36" o.c.
DUND COVERS	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	<u>SPACING</u>
- + + + + - + + - + -	147	RUBUS CALYCINOIDES	CREEPING BRAMBLE	1 GAL CONT.	24" o.c.
	±1,910 SF	RIVER ROCK			
↓ ↓ ↓	±13,889 SF	LAWN – NORTHWEST SUPREME LAWN SEED MIX – SUNMARK SEEDS (OR APPROVED EQUAL) – LOLIUM PERENNE VAR DASHER 3 (DASHER 3 PERENNIAL RYEGRASS) 35% – LOLIUM PERENNE VAR CUTTER II (CUTTER II PERENNIAL RYEGRASS) 35% – FESTUCA RUBRA VAR GARNET (GARNET CREEPING RED FESCUE) 15% – FESTUCA RUBRA SPP FALLAX VAR WINDWARD (WINDWARDS CHEWINGS FESCUE) 15%			
		APPLY AT A ARTE OF 8 LBS. PER 1,000	SF OR AS RECOMMENDED BY SUPP	PLIER	
7 7 7 7 7 7	±22,482 SF	NATIVE E/C SEED MIX – SUNMARK SEED – HORDEUM BRACHYANTHERUM (MEADOW – BROMUS CARINATUS (CALIFORNIA BROM – FESTUCA RUBRA RUBRA (NATIVE RED – DESCHAMPSIA CESPITOSA (TUFTED HAI – AGROSTIS EXERATA (SPIKE BENTGRASS –	V BARLEY) 40% ME) 35% FESCUE) 20% RGRASS) 3%		
				150	

APPLY AT A RATE OF 1 LB. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER ECOLIVE ORGANICS SHALL BE ADDED TO SEED MIX AT A RATE OF 1.5 LBS. PER 1,000 SF

PRELIMINARY LANDSCAPE NOTES

1. LANDSCAPE PLAN IS PRELIMINARY AND INTENDED TO SHOW DESIGN INTENT ONLY. REVISIONS OR SUBSTITUTIONS, INCLUDING CHANGES TO PLANT LOCATION, QUANTITIES, TYPES, AND SIZES MAY BE NECESSARY PRIOR TO FINAL APPROVAL BASED ON PLANT AVAILABILITY, SITE CONDITIONS, UTILITY CONFLICTS, ETC. ALL SUBSTITUTIONS SHALL CONFORM TO CITY OF CAMAS LANDSCAPE DESIGN STANDARDS. STREET TREES WILL BE UPDATED TO AVOID FUTURE DRIVEWAY DROPS.

2. ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CAMAS DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ANSI Z60.1. PLANT IN ACCORDANCE WITH ACCEPTED BEST-PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).

3. CENTER TREES IN PLANTER STRIPS AND LANDSCAPE PLANTING BEDS WHERE POSSIBLE. KEEP OTHER TREE TRUNKS 3' O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING OR CENTERED IN PLANTING ISLAND. KEEP SHRUBS AND GROUNDCOVER A MINIMUM OF 24" O.C. FROM PAVING AND 3' O.C. FROM TREES. ADJUST PLANTINGS AS NECESSARY ON SITE TO AVOID CONFLICT WITH UTILITIES, HYDRANTS, LIGHT POLES, METERS, ETC..

4. HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION. PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE.

5. MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL TREES AND SHRUBS IN PLANTER STRIP AREAS NOT INCLUDED AS STORMWATER FACILITIES OR LAWN. WHERE TREES ARE IN LAWN AREAS, A MINIMUM 3' DIAMETER MULCH RING SHALL BE USED AROUND THE TREE TO PROTECT THE TRUNK FROM MOWER DAMAGE. CARE SHALL BE TAKEN TO AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. PLANTS SHALL BE PLANTED AT A DEPTH TO ACCOMMODATE BARK MULCH APPLICATION.

6. IRRIGATION FOR HEALTHY PLANT ESTABLISHMENT AND SURVIVAL IS RECOMMENDED AND SHALL BE 'DESIGN-BUILD' BY LANDSCAPE CONTRACTOR.

7. REFER TO SHEET P5.0 FOR PRELIMINARY TREE PLAN.

	13.81 AC
UNITS REQUIRED (13.81AC X 20):	276
ES RETAINED/(TREE UNITS):	15/(149.5)
TE TREES/(TREE UNITS):	159
UNITS:	308.5
ND PRESERVED)	000.0

RING & 3TH AVE, WA 9868 **AKS** 9600 VANC 360.8 WWW.

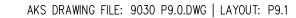


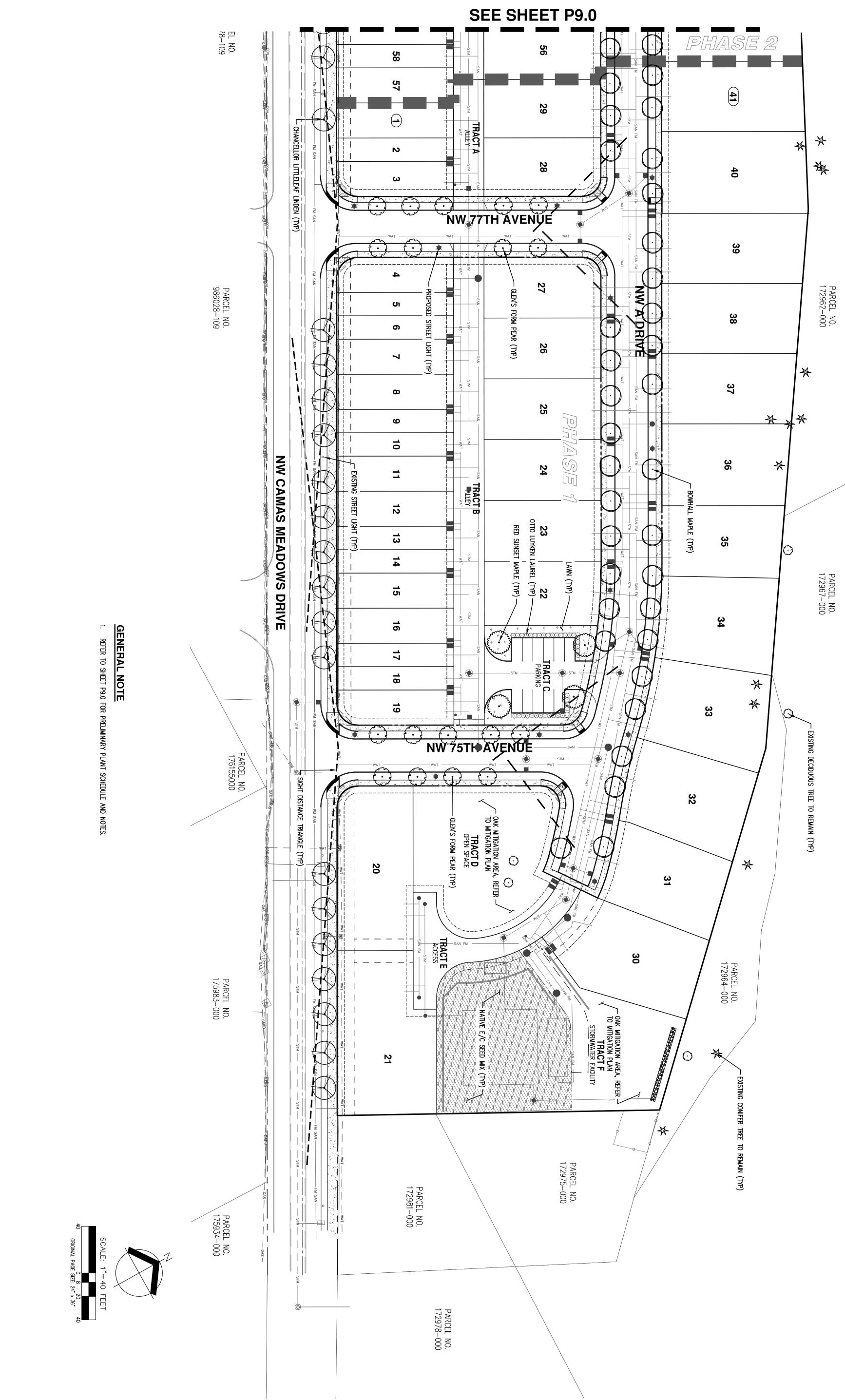


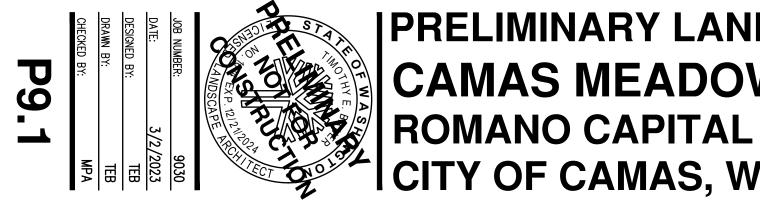
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DESIGNED BY:	TEB
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CHECKED BY:	MPA

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Exhibit 6 CUP23-01



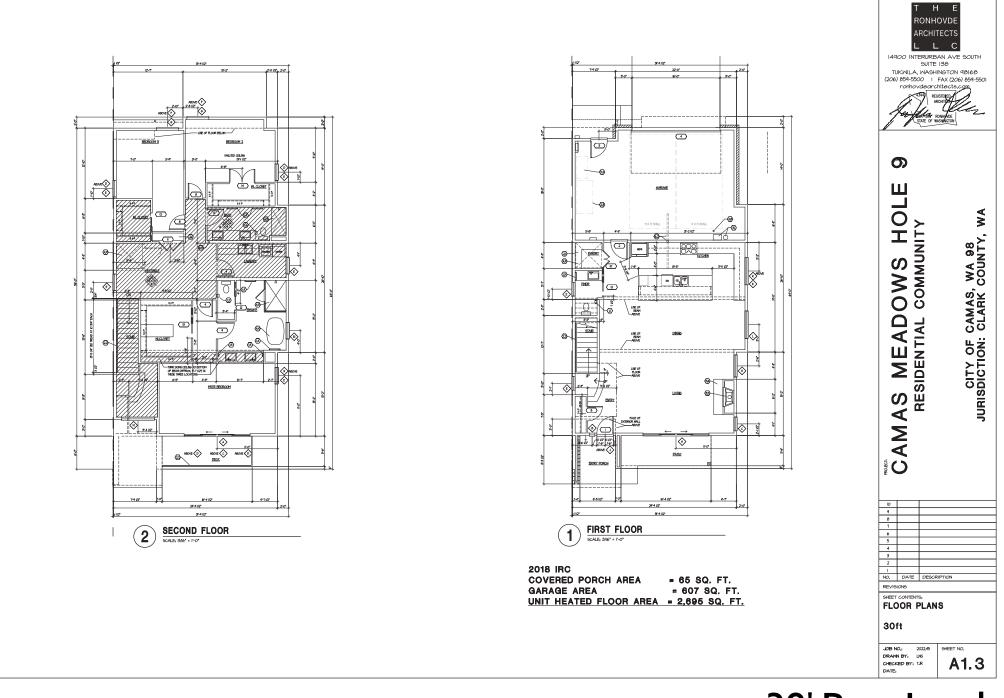




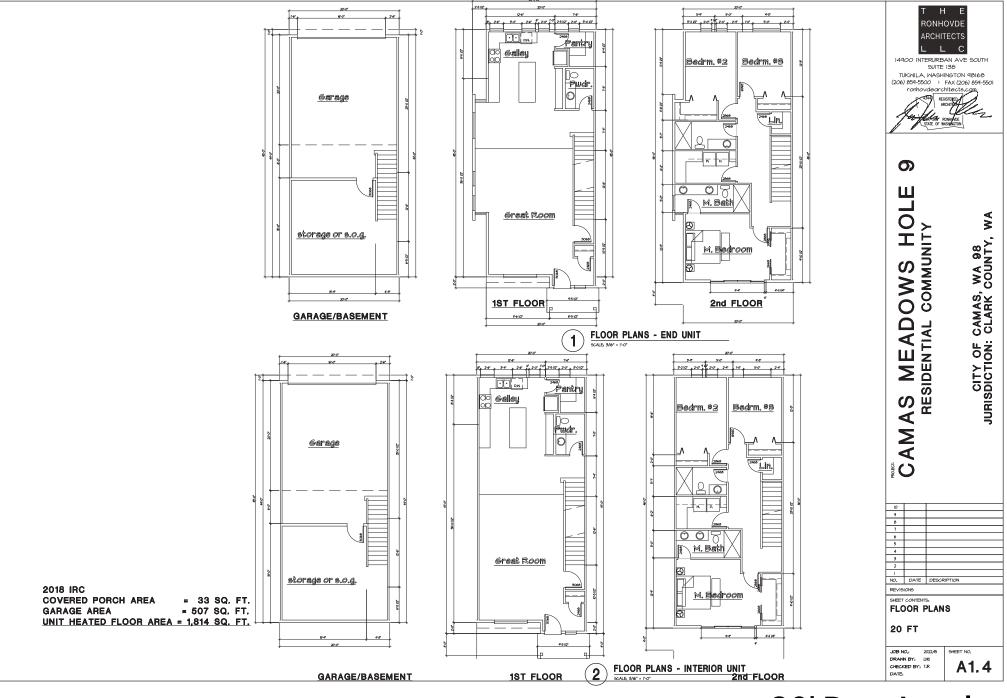
PRELIMINARY LANDSCAPE PLAN **CAMAS MEADOWS SUBDIVISION** CITY OF CAMAS, WASHINGTON

AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 AKY WWW.AKS-ENG.COM

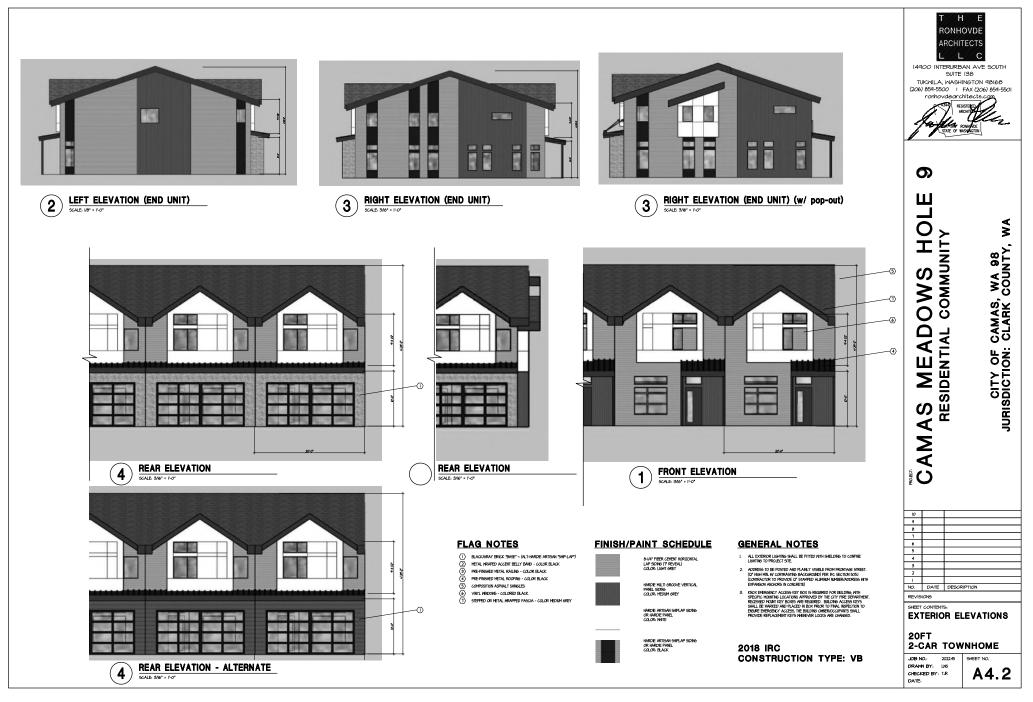
ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



30' Rear Load



30' Rear Load



Rear Load Townhomes

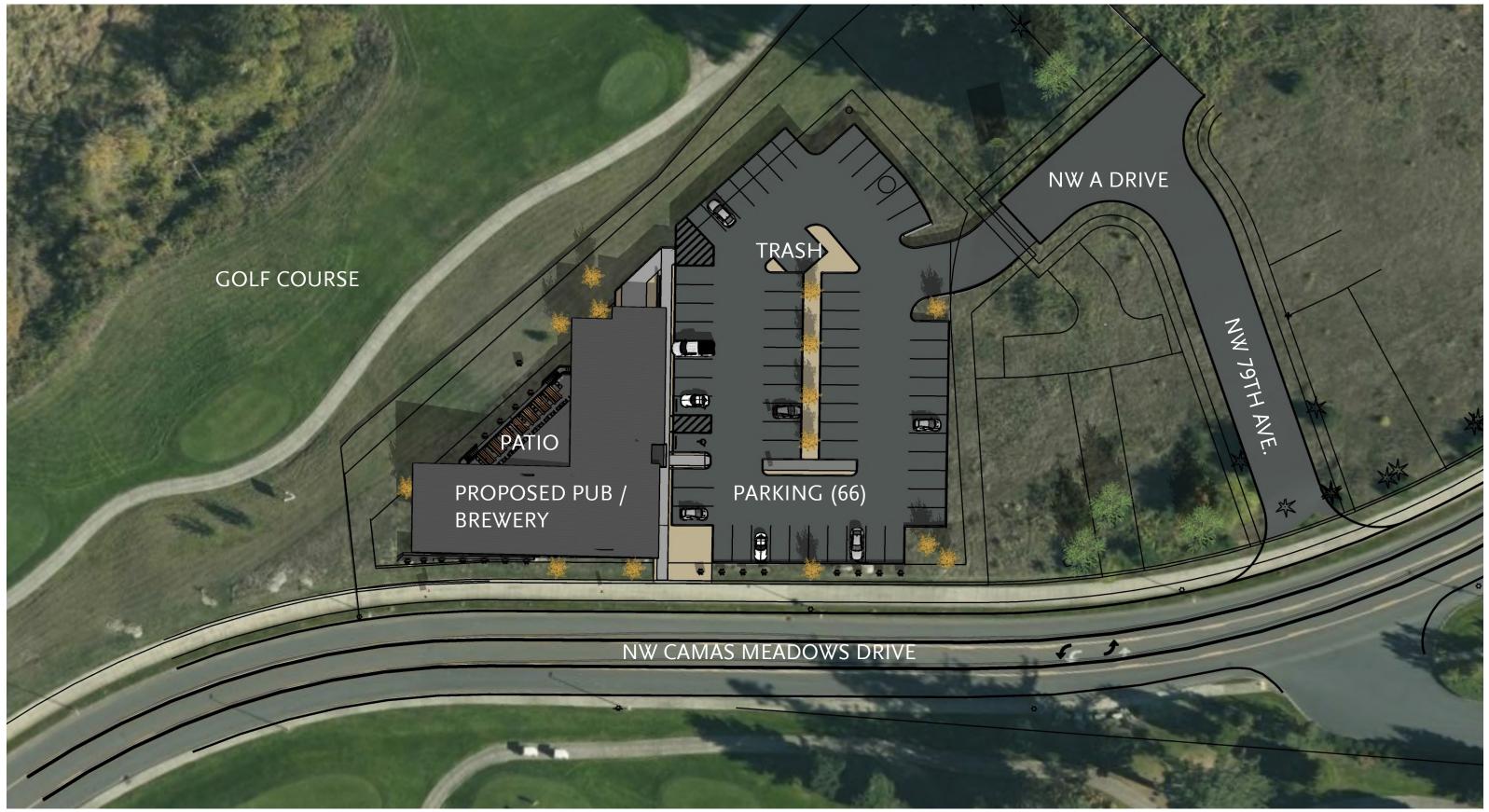
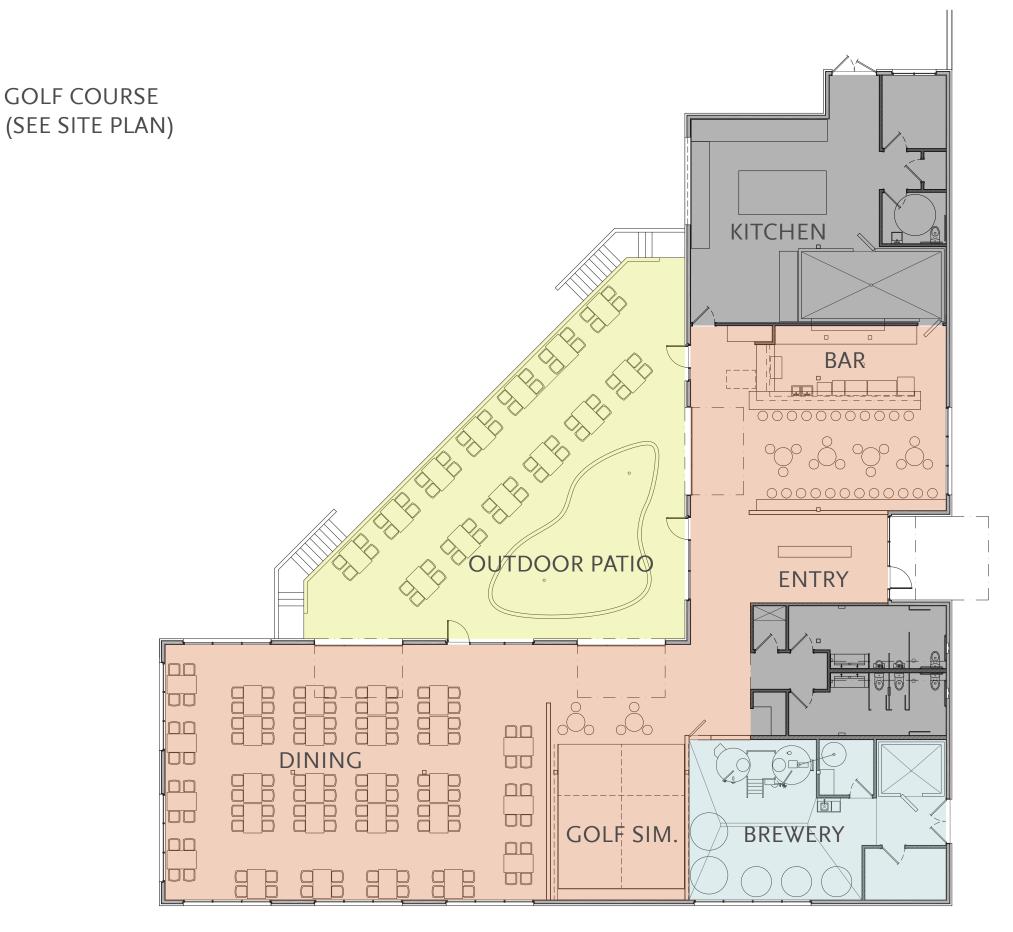




Exhibit 6 CUP23-01

1. SITE PLAN NTS





STEELHEAD

ARCHITECTURE

1. FLOOR PLAN



MAR. 15, 2023

AREAS (SF):	
RESTAURANT + BAR	3,557
BREWERY	865
KITCHEN	1,126
BATHROOMS / SUPPORT	506
GOLF SIMULATOR	432
TOTAL	6,486 sf

PARKING (SEE SITE PLAN)

ARIAL VIEW OF SOUTH ELEVATION AND PARKING LOT

ARIAL VIEW OF NORTH / EAST PATIO FACING GOLF COURSE







Exhibit 6 CUP23-01



NW CAMAS MEADOWS DRIVE FACADE - WEST ELEVATION



ENTRY FACING PARKING - SOUTH ELEVATION



Exhibit 6 CUP23-01



NORTH WEST CORNER VIEW



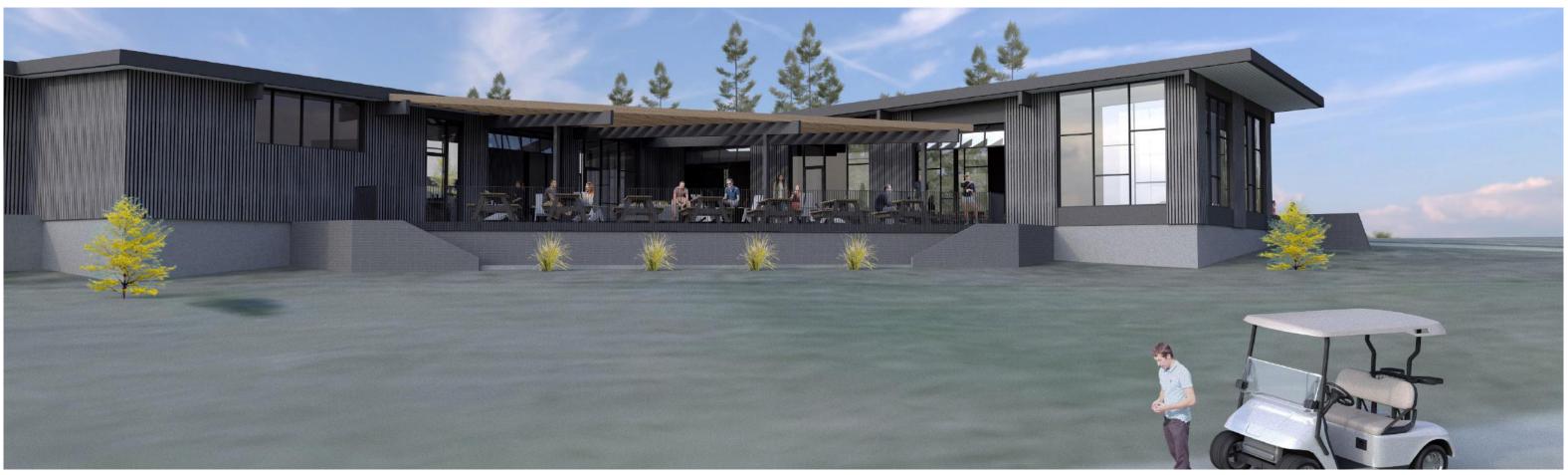
SOUTH WEST CORNER VIEW



Exhibit 6 CUP23-01



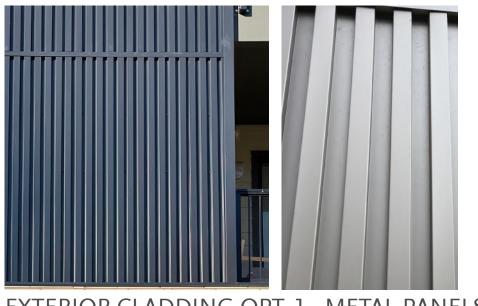
EAST ELEVATION



NORTH EAST PATIO FACING GOLF COURSE



Exhibit 6 CUP23-01



EXTERIOR CLADDING OPT. 1 - METAL PANELS



EXTERIOR CLADDING OPT. 2 CEMENTITOUS BOARD + BATTEN





STOREFRONT WINDOWS - BLACK ANODIZED FINISH



STANDING SEAM METAL ROOF



Exhibit 6 CUP23-01

CEMENTITOUS PANELS