

## CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_ MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

## CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

## CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

## CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY \_\_\_\_\_ CITY OF CAMAS ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

## CITY OF CAMAS REQUIRED NOTES

1. A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.&R'S ARE REVISED, A REVISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.
2. THE HOMEOWNERS ASSOCIATION IN ITS ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED IN TRACT 7P, GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1I. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF SAID STORMWATER FACILITY.
3. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
4. AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 130 IS REQUIRED IN ALL NEW DWELLINGS.
5. THE LOTS IN THE SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
6. THE LOTS ARE SUBJECT TO A \$329 FEE PER LOT PAYABLE TO THE CITY OF VANCOUVER FOR THEIR PROPORTIONATE SHARE CONTRIBUTION TOWARDS THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON 13TH AVE PRIOR TO OBTAINING A BUILDING PERMIT.
7. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. REQUIRED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.
8. EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.
9. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER THE CITY OF CAMAS MUNICIPAL CODE 16.31.150.

## SURVEY REFERENCES

1. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)
2. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)
3. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
4. PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199)
5. SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)
6. WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)
7. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)
8. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)
9. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)
10. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1C (BK. 311, PG. 965)

## DEDICATION NOTE

ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION.

## DEED REFERENCES

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC  
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC  
A.F. #: 5550741 AND  
DATE: 09/25/18

## CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

## GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G

SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

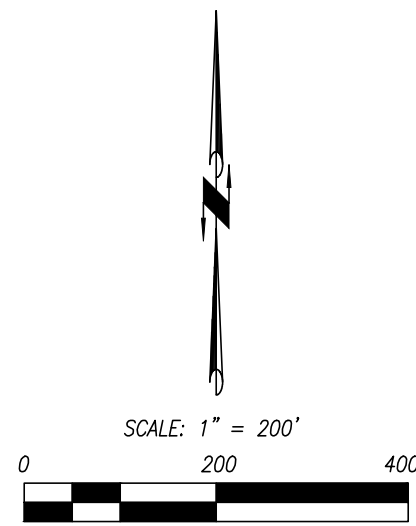
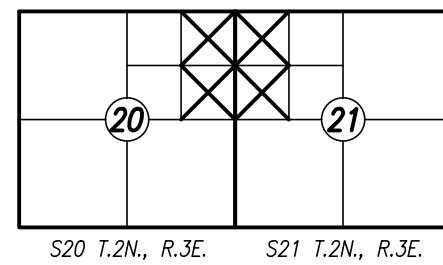
CLARK COUNTY ASSESSOR \_\_\_\_\_

## CLARK COUNTY AUDITOR

ATTESTED BY \_\_\_\_\_ CLARK COUNTY AUDITOR \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_, AT PAGE \_\_\_\_\_.

GREEN MOUNTAIN MIXED USE P.R.D.  
PHASE 1GA SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51  
IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 20 AND THE  
WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#14-02  
DECEMBER, 2018

## BASIS OF BEARINGS

S 88°40'59" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID NORTHWEST QUARTER. BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

## PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-150-090.

## LEGEND

- FOUND PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT AS NOTED
- FOUND PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION (NOTHING SET/FOUND)
- RECORD DISTANCE / ANGLE
- EASEMENT LINE AS NOTED
- PLAT LOT LINE
- PLAT PERIMETER

## LAND INVENTORY

TOTAL ACREAGE:	14.32 AC.
TOTAL DEVELOPED ACREAGE:	9.05 AC.
* INCLUDES LOTS, EXCEPT TRACT "TT" (OPEN SPACE & NEIGHBORHOOD PARK)	
TOTAL LOT AREA:	6.34 AC.
TOTAL INFRASTRUCTURE AREA (RIGHT OF WAY):	2.71 AC.
TOTAL TRACT AREA (TRACT "TT"-NEIGHBORHOOD PARK):	5.27 AC.
TOTAL ACREAGE OF CRITICAL AREAS:	0.00 AC.
TOTAL RECREATIONAL OPEN SPACES AREA:	5.27 AC.
(TRACT "TT"-NEIGHBORHOOD PARK)	

## MINIMUM SETBACKS

SINGLE FAMILY LOTS ("D" PODS)	5,000 SF TO 7,499 SF	7,500 SF TO 14,999 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	15'	20'
GARAGE SETBACK FROM R.O.W.	18'	20'
SIDE YARD & CORNER LOT REAR YARD	5'	5'
CORNER LOT STREET SIDE YARD	15'	15'
REAR YARD	20'	20'

1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
2. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
3. BUILDING ENVELOPES SHOWN HEREON ILLUSTRATE THE FRONT, SIDE AND REAR YARD BUILDING SETBACKS. REFER TO THE TABLE FOR REQUIRED GARAGE SETBACKS.

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN M. BLATKIE IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON AND THEREBY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF WASHINGTON AS DEFINED BY RCW 18.43.

NOTARY SIGNATURE \_\_\_\_\_

DATED: \_\_\_\_\_, 20\_\_\_\_

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

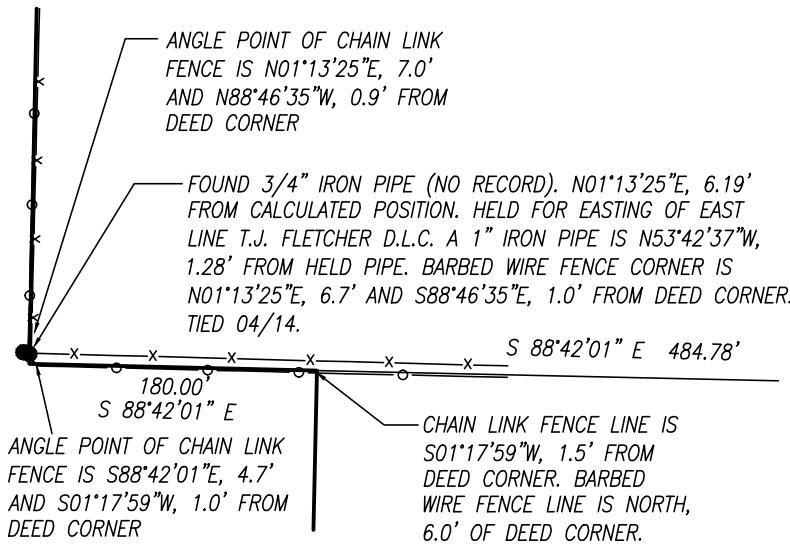
MY COMMISSION EXPIRES \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLB WASHINGTON SOLUTIONS I, LLC ON MARCH 11, 2016. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL BOUNDARIES OF THE UNITS ARE SHOWN ON THE MAP.

JOHN M. BLATKIE  
PROFESSIONAL LAND SURVEYOR NO. 42667

DATE \_\_\_\_\_



DETAIL (NOT TO SCALE)