



VICINITY MAP SEC. 17, 20 & 21 T2N R3E W.M. NTS

SUBDIVISION NOTES

EXISTING SITE DATA:
 PRESENT USE: GOLF COURSE
 EXISTING ZONING: R-6, MF-10

PROPOSED SITE DATA:
 PROPOSED USE: 201 LOT SUBDIVISION
 WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: AS SHOWN
 PROPOSED PRIVATE ROADS: AS SHOWN
 PROPOSED EASEMENTS: REFER TO ENGINEERING PLANS
 PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: AS SHOWN
 PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: AS SHOWN
 PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: REFER TO ENGINEERING PLANS
 PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
 PROPOSED OPEN SPACE/PARK: AS SHOWN
 PROPOSED TRANSIT FACILITIES: NONE PROPOSED
 PROPOSED SIGNING (SIGN PLAN): SEE SIGN PLAN
 PROPOSED LIGHTING: STREET LIGHT TO BE PROVIDED AS SHOWN
 PROPOSED LOTS, TRACTS, ETC.: AS SHOWN
 EXISTING BUILDINGS TO REMAIN: AS SHOWN
 PROPOSED LANDSCAPING (LANDSCAPE PLAN): AS SHOWN ON THE LANDSCAPE PLAN LOTS FOR SINGLE AND/OR MULTI-FAMILY DETACHED RESIDENCES & CLUBHOUSE AS SHOWN

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

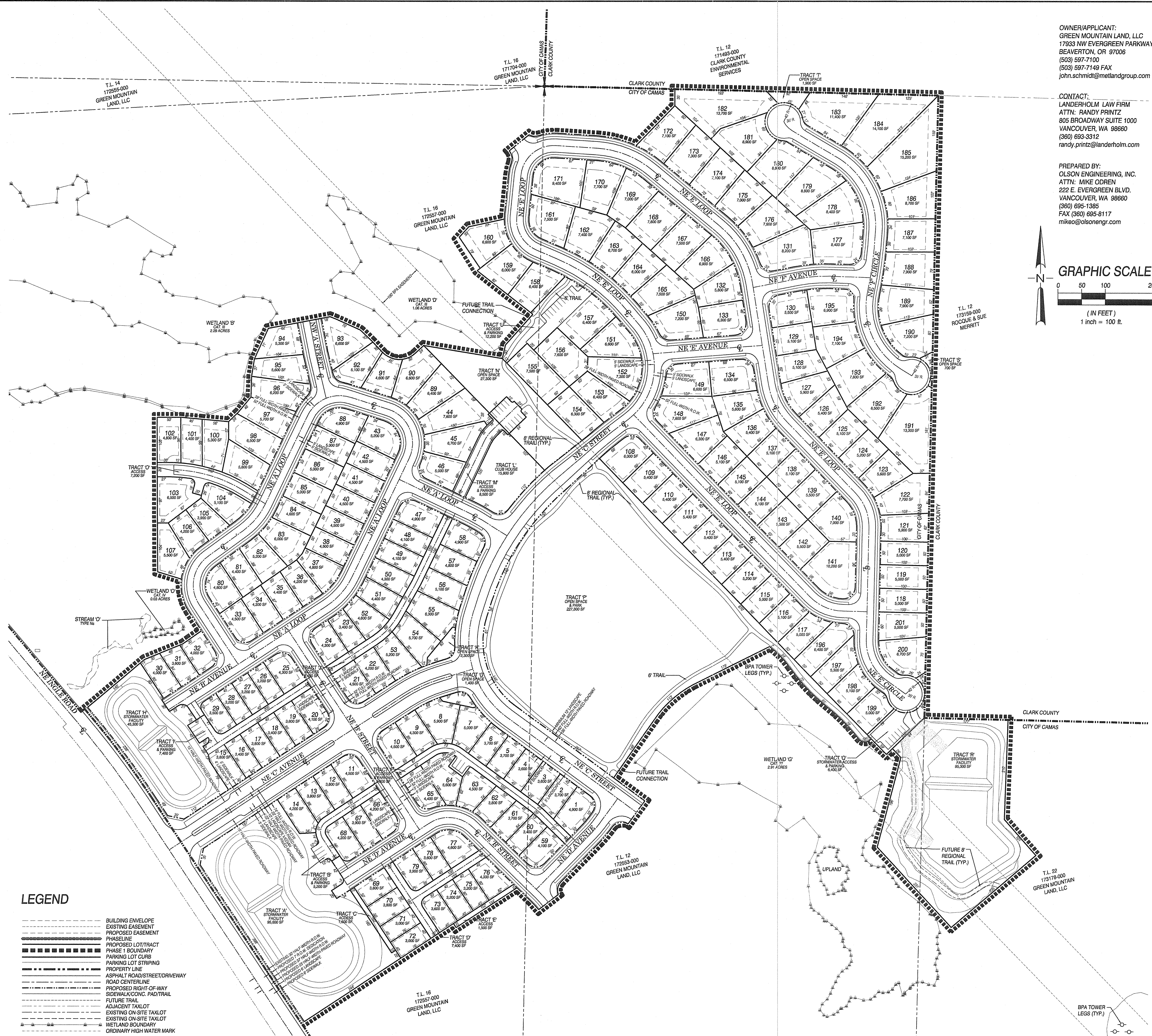
LAND INVENTORY:
 TOTAL PHASE 1 AREA: 51.21 ACRES (2,230,556 SF)
 TOTAL DEVELOPED AREA: 45.22 ACRES (1,969,658 SF)
 TOTAL LOT AREA: 26.02 ACRES (1,133,500 SF)
 TOTAL INFRASTRUCTURE AREA (INCL. STORM FACILITIES): 20.47 ACRES (891,469 SF)
 INCL. ACCESS TRACTS 'B', 'C', 'D', 'F', 'I', 'U', 'O' AND 'U'
 TOTAL TRACT AREA: 13.51 ACRES (588,500 SF)
 TOTAL AREA OF CRITICAL AREAS: 0 ACRES (0 SF)
 TOTAL AREA OF RECREATIONAL OPEN SPACES: 6.12 ACRES (266,800 SF)
 INCL. OPEN SPACE TRACTS 'G', 'K', 'N', 'P', 'S', 'T' AND A PORTION OF 'U'

DEVELOPMENT STANDARDS

GREEN MOUNTAIN PRD STANDARDS FOR PRO LOT DEVELOPMENT	MULTI-FAMILY LOTS (C PODS) LOTS 1-32 LOTS 59-79 SEE NOTE 1	SINGLE-FAMILY LOTS (D PODS) LOTS 80-139 LOTS 142-171 LOTS 196-201	SINGLE-FAMILY D PODS LOTS 172-185
MINIMUM LOT AREA	3,000 SF	3,500 SF SEE NOTE 1	4,200 SF
MAXIMUM LOT AREA	N/A	7,600	9,000
MINIMUM LOT WIDTH	30'	40'	50'
MINIMUM LOT DEPTH	70'	80'	80'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	N/A	25'	30'
MAXIMUM BUILDING HEIGHT	35' SEE NOTE 3	35'	35'
MAXIMUM BUILDING COVERAGE	55%	45%	40%
MINIMUM SETBACKS	SEE CHART BELOW FOR SINGLE-FAMILY SETBACKS		
FRONT YARD (INCLUDES PUBLIC UTILITY EASEMENT)	10' SEE NOTE 9		
GARAGE SETBACK FROM R.O.W.	18'		
SIDE YARD	5' SEE NOTES 2 & 4		
STREET SIDE YARD	10' SEE NOTES 2 & 4		
REAR YARD	10' SEE NOTES 4 & 5		

SETBACKS FOR PODS 'C' AND 'D' SETBACKS	UP TO 4,999 SF	5,000 SF TO 7,499 SF	7,500 SF TO 14,999 SF	15,000 SF TO 80,000 SF
FRONT YARD (INCLUDES PUBLIC UTILITY EASEMENT)	10/18' AT GARAGE	15/18' AT GARAGE	20'	30'
SIDE YARD AND CORNER LOT REAR YARD	4'	5'	5'	15'
CORNER LOT STREET SIDE YARD	10' SEE NOTE 6	10' SEE NOTE 6	10' SEE NOTE 6	30'
REAR YARD (INCLUDES 5' SETBACKS)	15'	20'	20'	30'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'	30'	40'

- SINGLE-FAMILY DETACHED HOMES PERMITTED. FOR SINGLE-FAMILY DETACHED RESIDENCES IN 'A' POD, APPLY 'B' POD SETBACKS.
- THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET. OTHERWISE A ZERO-LOT LINE IS ASSUMED.
- MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
- 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
- MINIMUM REAR YARD FOR ALLEY ACCESSED GARAGE IS EITHER 4 FEET OR 18 FEET.
- SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
- BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE FRONT AND REAR YARD BUILDING SETBACKS. REFER TO TABLE ABOVE FOR REQUIRED GARAGE FRONT AND REAR YARD SETBACKS.
- MINIMUM SIDE YARD AT AN ALLEY IS 5 FEET.
- 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRAIL.



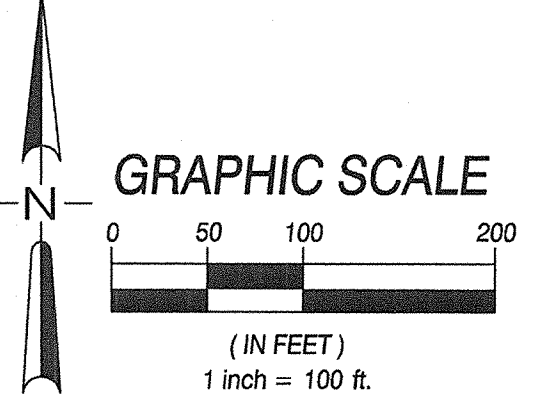
LEGEND

- BUILDING ENVELOPE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PHASELINE
- PROPOSED LOT/TRACT
- PHASE 1 BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PARKING LOT CURBS
- PARKING LOT STRIPING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY SIDEWALK/CONC. PAD/TRAIL
- FUTURE TRAIL
- ADJACENT TAXLOT
- EXISTING ON-SITE TAXLOT
- EXISTING ON-SITE TAXLOT
- WETLAND BOUNDARY
- ORDINARY HIGH WATER MARK

OWNER/APPLICANT:
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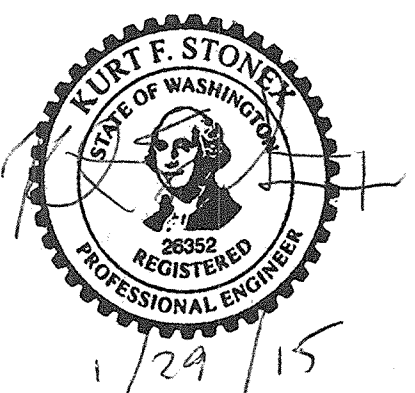
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PRELIMINARY PLAT FOR:
GREEN MOUNTAIN MIXED USE PRD
PHASE 1

LAND SURVEYORS
OLSON ENGINEERS
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CHANGES / REVISIONS	
DESCRIPTION:	DATE:
LOT STANDARD REVS	01/29/15

DESIGNED: WPA/MRO
 DRAWN: WPA/MRO
 CHECKED: KFS
 DATE: DECEMBER 2014
 SCALE: H: 1" = 100'
 V:

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 GREEN MOUNTAIN PRD - PHASE 1
 JOB NO. 8838.01.02