#### GREEN MOUNTAIN MIXED USE P.R.D. STREET DEDICATION ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE PHASE 1E CITY OF CAMAS REQUIRED NOTES 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 A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 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. IN THE NE 1/4 OF THE NE 1/4 SECTION 20 AND THE NW 1/4 OF THE HOME OWNERS ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "A" & "H", PHASE THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M., 1 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF THE STORMWATER S20 T.2N., R.3E. S21 T.2N., R.3E. LINE TABLE CITY OF CAMAS, CLARK COUNTY, WASHINGTON FACILITY LOCATED ON TRACT "A" & "H", PHASE 1 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D. CITY OF CAMAS FINAL ORDER SUB#14-02 BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS FEBRUARY. 2017 L2 N 64°23'56" W 27.94' AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED IN ALL NEW DWELLINGS. S 44°04'38" E ~~ た LINE 1, MILE 6, TOWER 2 ENG PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAT 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. 7 N 25°36'04" E PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED R=(50.00')L8 | N 25°36'04" E 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 5330 S.F. 6568 S.F. DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER. BRG=S 89°06'18" E C LEN=(69.86') LAND INVENTORY TOTAL ACREAGE: TOTAL DEVELOPED ACREAGE: 4.58 AC. O CALCULATED POSITION (NOTHING SET) \* EXCLUDES TRACT "N" (OPEN SPACE) TOTAL LOT AREA: 5621 S.F. L16 N 89°59'48" E TOTAL INFRASTRUCTURE AREA: 1.16 AC. N 82°25'21" W 124.59' L17 S 89°59'48" W 26.70' — — — — — — BUILDING SETBACK LINES TOTAL TRACT AREA (TRACT "N" OPEN SPACE): 0.62 AC. L18 N 89°59'48" E 26.81' TOTAL ACREAGE OF CRITICAL AREAS: L19 S 58'57'37" E 27.22' L20 S 72'26'34" E 14.79' ---- ---- EASEMENT LINE AS NOTED 27161 S.F. **DEVELOPMENT** SINGLE FAMILY LOTS PROPOSED LOT LINES ("D" PODS) LOTS 80-107 STANDARDS · — · — · — · — · — DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP) 3500 S.F. MINIMUM LOT AREA ----- PLAT PERIMETER 7600 S.F. T= TANGENT BEARING MAXIMUM LOT AREA PVT PRIVATE 40' MINIMUM LOT WIDTH -FOUND AND HELD 2-1/2" BRASS CAP STAMPED "LAWSON 11989". AS MINIMUM LOT DEPTH *80'* SHOWN IN GREEN MOUNTAIN MIXED MINIMUM LOT WIDTH ON A 25' USE P.R.D. PHASE 1 (SOUTH). CURVE OR CUL-DE-SAC (SEE L.C.R. BK. 14, PG. 132). MAXIMUM BUILDING HEIGHT (SEE NOTE 3) *35'* TIED 04/14. S 88°40'59" E 2637.14' 20 21 S 88'40'59" E 830.93' *45%* MAXIMUM BUILDING COVERAGE 101 4772 S.F. 6463 S.F. 5303 S.F. MINIMUM SETBACKS 4950 S.F. SINGLE FAMILY LOTS ("D" PODS) UP TO 4,999 SF 7,499 SF 15' PUBLIC UTILITY EASEMENT) NE. CHERRY ST GARAGE SETBACK FROM R.O.W. 18' 5839 S.F. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105) 4950 S.F. SIDE YARD & CORNER LOT REAR YARD 10' (SEE NOTE 8) | 15' (SEE NOTE 8) CORNER LOT STREET SIDE YARD REAR YARD (SEE NOTE 4 & 5) 20' MINIMUM LOT WIDTH ON A CURVE OR CUL—DE—SAC 25' *30'* 6505 S.F. 4950 S.F. DEED REFERENCES `, P.U.E. EASEMENT` SINGLE-FAMILY DETACHED HOMES PERMITTED. THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET. OTHERWISE A ZERO-LOT 5078 S.F. 3. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM A.F. #: 5255955 D EASEMENT AS SHOWN IN 10 FEET REAR YARD FOR FRONT ACCESS GARAGE. LINE 1, MILE 1, TOWER DATE: 02/11/16 4592 S.F. GREEN MOUNTAIN MIXED USE MINIMUM REAR YARD FOR ALLEY ACCESSED GARAGE IS EITHER 4 FEET OR 18 FEET. P.R.D. PHASE 1 (SOUTH) SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING. L=124.66' BRG=5 45 32 48 W SETBACKS. REFER TO TABLE FOR REQUIRED GARAGE FRONT YARD AND REAR YARD SETBACKS. A.F. #: 5308695 BLA C LEN=124.42' MINIMUM SIDE YARD AT AN ALLEY IS 5 FFFT DATE: 07/28/16 9. 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRACT. **PROCEDURE** CITY OF CAMAS MAYOR 6002 S.F. R=520.00' L=290.56' STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. APPROVED BY BRG=N 33°41'48" E CH=286.79' 57 CITY OF CAMAS FINANCE DIRECTOR 10.00' PRIVATE STORM FASEMENT AS SHOWN IN THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS GREEN MOUNTAIN MIXED USE ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER P.R.D. PHASE 1 (SOUTH) PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION. △ =40°28′14″——<del>-</del> FOUND 3/4" IRON PIPE (NO RECORD). — R=(101.00') NO1°13'25"E. 6.19' FROM CALCULATED

CITY OF CAMAS FINANCE DIRECTOR

#### CITY OF CAMAS PUBLIC WORKS DEPARTMENT

- ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;
- ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE

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 FOR CITY RECORDS.

APPROVED BY \_\_\_\_\_\_CITY OF CAMAS ENGINEER

#### CITY OF CAMAS COMMUNITY DEVELOPMENT

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE

#### CAMAS-WASHOUGAL FIRE DEPARTMENT

CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

#### 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 1E

SUBDIVISION PLAT NO. \_ CLARK, STATE OF WASHINGTON

\_\_\_\_ IN THE COUNTY OF

CLARK COUNTY ASSESSOR

## CURVE TABLE

L = (71.34')

BRG=N 13°07'19" W

C LEN=(69.87')

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°13′28″	580.00'	12.39'	S 49°05'31" W	12.39'
C2	11°05′25″	580.00°	112.27'	S 42°56'04" W	112.09'
C3	85 <b>°</b> 09'52"	25.00 <b>'</b>	37.16'	S 79°58'18" W	<i>33.83</i> '
C4	6°57'10"	226.00 <b>'</b>	27.42'	N 60°55'21" W	27.41'
C5	20°19'18"	60.00'	21.28'	N 35°45'43" E	21.17'
C6	43°06'49"	101.00'	76.00'	N 50°53'10" W	74.22'
C7	23°15′31″	101.00'	41.00'	N 40°57'31" W	40.72 <b>'</b>
C8	19°51'18"	101.00'	35.00'	N 62°30'55" W	<i>34.83</i> '
C9	53°06'11"	<i>50.00</i> <b>'</b>	46.34	S 71°20'43" E	44.70 <b>'</b>
C10	35°31'09"	50.00'	31.00'	N 64°20'37" E	<i>30.50</i> <b>'</b>
C11	86 <b>°</b> 51'00"	<i>75.00</i> '	113.69'	N 10°04'04" E	103.11'
C12	<i>27</i> *53'30"	150.00'	73.02'	N 39°32'49" E	72.30'
C13	42°02'41"	<i>75.00</i> <b>'</b>	55.04'	N 46°37'24" E	53.81'
C14	39 <b>°</b> 54'41"	<i>75.00</i> <b>'</b>	52.24'	N 87°36'05" E	51.19'
C15	81°57'22"	49.00'	70.09	N 66°34'45" E	64.27'
C16	6°10'12"	1 <i>76.00</i> '	18.95	N 28°41'10" E	18.94'
C17	14°47'45"	1 <i>76.00</i> '	45.45'	N 39°10'09" E	45.32'
C18	6°55'32"	176.00 <b>'</b>	21.27'	N 50°01'48" E	21.26'
C19	86 <b>°</b> 51'00"	49.00'	74.28'	N 10°04'04" E	<i>67.37</i> '
C20	<i>27</i> ° <i>30</i> ′ <i>29</i> ″	101.00'	48.49'	N 20°52'02" E	48.03'

# CURVE TABLE (CONT.)

		-			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	18 <b>°</b> 52'18"	101.00'	33.27'	N 44°03'25" E	33.12'
C22	22°42'31"	124.00'	49.15	N 42°08'18" E	48.83'
C23	5°10'59"	124.00'	11.22'	N 28°11'33" E	11.21'
C24	21°13'33"	101.00'	37.42'	N 36°12'50" E	37.20'
C25	60°03'15"	25.00'	26.20'	N 16°48'00" E	25.02'
C26	2°27'37"	101.00'	4.34'	N 11°59'49" W	4.34'
C27	2°27'37"	75.00'	3.22'	N 11°59'49" W	3.22'
C28	2°27'37"	49.00'	2.10'	N 11°59'49" W	2.10'
C29	92°05'02"	10.00'	16.07'	N 61°11'01" E	14.40'
C30	1 <i>3°48'50"</i>	285.00'	68.71	S 65°52'02" E	<i>68.55</i> '
C31	96 <b>°</b> 15'46"	10.00'	16.80'	N 32°59'23" W	14.89'
C32	8°52'56"	285.00'	44.18'	N 85°33'44" W	44.14
C33	31°02'35"	300.00'	162.54'	S 74°28'55" E	160.56
C34	4°13'23"	315.00'	23.22'	S 87°53'30" E	23.21'
C35	8°17'06"	315.00'	45.55	S 81°38'16" E	45.51
C36	7°58'56"	315.00'	43.88'	S 73°30'15" E	43.85
C37	10°33'10"	315.00'	58.02'	S 64°14'12" E	57.94'
C38	71 <b>°</b> 55'13"	25.00'	31.38'	S 49°11'14" E	29.36'
C39	12°42'16"	101.00'	22.40'	S 78°47'42" E	22.35'

# NO SCALE

EASEMENT

N 88°46'35" W 585.40' CALCULATED POSITION OF SW — CORNER GOVERNMENT LOT 4 AS

-∆ =71°19**'**22" R=170.00'L=211.62'

BRG=N 17°58'20" W C LEN=198.22'

PG. 1 OF 1 JOB# 8938.04.01

SHOWN IN GREEN MOUNTAIN MIXED

USE P.R.D. PHASE 1 (SOUTH).

POSITION. HELD FOR EASTING OF EAST

LINE T.J. FLETCHER D.L.C. AS SHOWN

IN GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1 (SOUTH). A 1" IRON PIPE IS N53°42'37"W, 1.28' FROM HELD PIPE.

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### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) U.S. SURVEY FEET, BASED ON TRAVERSÈS BY OLSON ENGINEÉRING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161 AND AS SHOWN IN GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH). DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING THIS SURVEY
- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 42667) IN CURB
- ON A PROJECTION OF THE LOT LINE (DISTANCE ALONG PROJECTION SHOWN)
- POSITION OF SET 1/2" X 24" IRON ROD W/PLASTIC CAP STAMPED (OLSON ENG PLS 42667) AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH)
- FOUND MONUMENT AS NOTED
- ( ) RECORD DISTANCE / ANGLE

- - - FOUND AND HELD 3" BRASS CAP STAMPED "WASHINGTON DEPT. NATURAL RESOURCES 1973"

#### IN 4"X4" CONCRETE POST AS SHOWN IN GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH). (SEE L.C.R. BK. 12, PG. 2). TIED 03/14.

#### SURVEY REFERENCES

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79) SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)

PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199)

SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161) WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)

GRANTOR: GREEN MOUNTAIN LAND. LLC GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM

#### UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROADS AND/OR EASEMENTS, AND THE EXTERIOR 6.00 FEET OF ALL LOTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AND THE NORTH SIDE OF NE CHERRY ST. (PVT) AND PORTION OF LOT 103 AS SHOWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR BUILDING PERMITS. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.



#### LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

JOHN M. BLAIKIE PROFESSIONAL LAND SURVEYOR NO. 42667

#### CLARK COUNTY AUDITOR

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

FILED FOR RECORD THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2017. AUDITORS FILE NO. \_\_\_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_\_, AT PAGE \_\_\_\_\_\_.

