

STREET DEDICATION

ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT.

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 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.

THE HOME OWNERS ASSOCIATION IN ITS ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "A" & "H", PHASE 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 FACILITY LOCATED ON TRACT "A" & "H", PHASE 1 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D.

BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.

AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED IN ALL NEW DWELLINGS.

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.

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.

LAND INVENTORY

TOTAL ACREAGE:	5.20 AC.
TOTAL DEVELOPED ACREAGE:	4.58 AC.
* EXCLUDES TRACT "N" (OPEN SPACE)	
TOTAL LOT AREA:	3.42 AC.
TOTAL INFRASTRUCTURE AREA:	1.16 AC.
TOTAL TRACT AREA (TRACT "N" OPEN SPACE):	0.62 AC.
TOTAL ACREAGE OF CRITICAL AREAS:	0.00 AC.

DEVELOPMENT STANDARDS

	SINGLE FAMILY LOTS (70' PDS) LOTS 80-107
MINIMUM LOT AREA	3500 S.F.
MAXIMUM LOT AREA	7600 S.F.
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	80'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT (SEE NOTE 3)	35'
MAXIMUM BUILDING COVERAGE	45%

MINIMUM SETBACKS

SINGLE FAMILY LOTS ("D" PDS) LOTS 80-107	UP TO 4,999 SF	5,000 SF TO 7,499 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'	15'
GARAGE SETBACK FROM R.O.W.	18'	18'
SIDE YARD & CORNER LOT REAR YARD	4'	5'
CORNER LOT STREET SIDE YARD	10' (SEE NOTE 8)	15' (SEE NOTE 8)
REAR YARD (SEE NOTE 4 & 5)	15'	20'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'

- SINGLE-FAMILY DETACHED HOMES PERMITTED.
- 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 FEET REAR YARD FOR FRONT ACCESS GARAGE.
- MINIMUM REAR YARD FOR ALLEY ACCESS 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 FOR REQUIRED GARAGE FRONT YARD AND REAR YARD SETBACKS.
- MINIMUM SIDE YARD AT AN ALLEY IS 5 FEET.
- 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRACT.

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 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 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 FOR CITY RECORDS.

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

CITY OF CAMAS COMMUNITY DEVELOPMENT

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

OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

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

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 56.12.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E

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

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

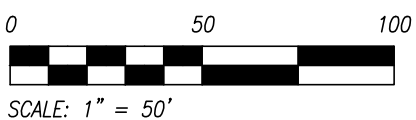
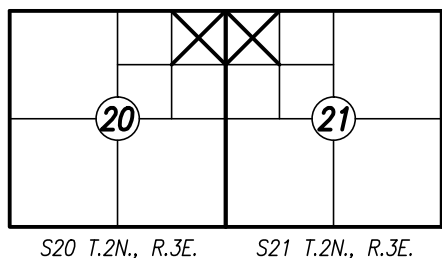
# GREEN MOUNTAIN MIXED USE P.R.D.

## PHASE 1E

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 IN THE NE 1/4 OF THE NE 1/4 SECTION 20 AND THE NW 1/4 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  
FEBRUARY, 2017

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°26'46" W	10.00'
L2	N 64°23'56" W	27.94'
L3	N 45°59'22" E	18.07'
L4	S 44°04'38" E	15.00'
L5	N 45°55'25" E	4.00'
L6	N 72°26'34" W	34.48'
L7	N 25°36'04" E	3.82'
L8	N 25°36'04" E	15.07'
L9	N 58°57'37" W	28.65'
L10	N 89°49'59" E	22.80'
L11	N 11°02'36" E	5.98'
L12	N 15°08'30" E	19.82'
L13	N 14°51'30" W	20.00'
L14	N 15°08'30" E	18.36'
L15	S 58°57'37" E	29.57'
L16	N 89°59'48" E	26.75'
L17	S 89°59'48" W	26.70'
L18	N 89°59'48" E	26.81'
L19	S 58°57'37" E	27.22'
L20	S 72°26'34" E	14.78'



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4802) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING, 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.

LEGEND

- 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 ENG. PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAT
- + 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
- CALCULATED POSITION (NOTHING SET)
- ( ) RECORD DISTANCE / ANGLE

- BUILDING SETBACK LINES
- EASEMENT LINE AS NOTED
- PROPOSED LOT LINES
- DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER
- T= TANGENT BEARING
- PVT PRIVATE

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)
- SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
- 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 BESSIDA LAND SURVEYING, LLC (BK. 3, PG. 963)

DEED REFERENCES

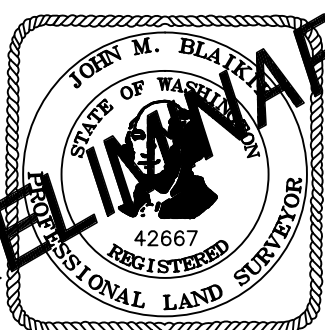
- GRANTOR: GREEN MOUNTAIN LAND, LLC
- GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
- A.F. #: 5255955 D
- DATE: 02/11/16
- GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC
- GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
- A.F. #: 5306895 BLA
- DATE: 07/28/16

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 SQUARES AS DESIGNATED IN WAC 332-130-090.

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 GAS, WATER, 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. BLAIE \_\_\_\_\_ DATE \_\_\_\_\_  
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 \_\_\_\_\_

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660  
1-360-695-1385  
1-509-269-9936

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