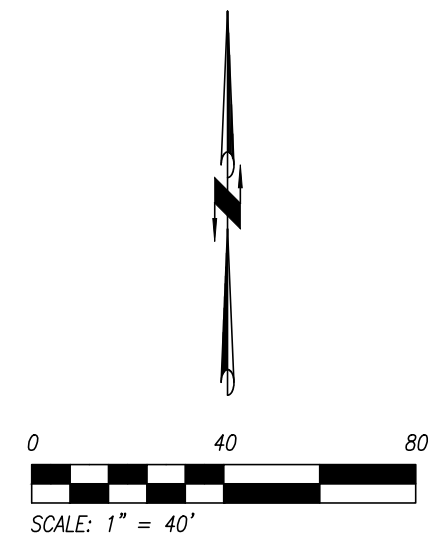
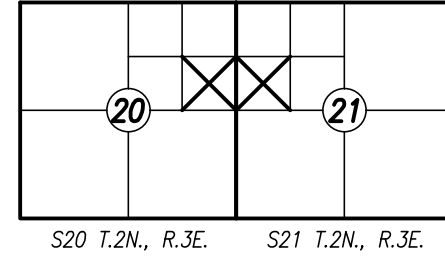


GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1D

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



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 WITH 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
- PROPOSED LOT LINES
- DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER
- PVT PRIVATE

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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 56°38'34" W	10.00'
L2	N 33°21'26" W	(10.00')
L3	N 56°38'34" E	21.00'
L4	S 33°21'26" E	9.00'
L5	S 36°21'59" W	25.02'
L6	N 36°21'59" E	25.66'

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:	3.02 AC.
TOTAL DEVELOPED ACREAGE:	2.12 AC.
* INCLUDES TRACT "D" (PRIVATE ACCESS)	
TOTAL LOT AREA:	1.95 AC.
TOTAL INFRASTRUCTURE AREA (PUBLIC STREETS):	0.90 AC.
TOTAL TRACT AREA (TRACT "D"):	0.17 AC.
TOTAL ACREAGE OF CRITICAL AREAS:	0.00 AC.
TOTAL ACREAGE RECREATIONAL OPEN SPACES	0.00 AC.

DEVELOPMENT STANDARDS

	MULTIFAMILY LOTS ("C" PODS) LOTS 59-79
MINIMUM LOT AREA	3000 S.F.
MAXIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	70'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	N/A
MAXIMUM BUILDING HEIGHT (SEE NOTE 3)	35'
MAXIMUM BUILDING COVERAGE	55%

MINIMUM SETBACKS

	MULTIFAMILY LOTS ("C" PODS) LOTS 59-79
FRONT YARD (INCLUDES 6" PUBLIC UTILITY EASEMENT) (SEE NOTE 9)	10'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD (SEE NOTE 2 & 8)	3'
REAR YARD (SEE NOTE 4 & 5)	10'
STREET SIDE YARD (SEE NOTE 2 & 8)	10'

1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
2. THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET, OTHERWISE A ZERO-LOT LINE IS ASSUMED.
3. MAXIMUM BUILDING HEIGHT: THREE STORES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
4. 10 FEET REAR YARD FOR FRONT ACCESS GARAGE.
5. MINIMUM REAR YARD FOR ALLEY ACCESS GARAGE IS EITHER 4 FEET OR 18 FEET.
6. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
7. 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.
8. MINIMUM SIDE YARD AT AN ALLEY IS 5 FEET.
9. 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. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

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

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

CLARK COUNTY ASSESSOR



FOUND AND HELD 2-1/2" BRASS CAP STAMPED "LAWSON 11889" AS SHOWN IN GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH). (SEE L.C.R. BK. 14, PG. 132). TIED 04/14.

FOUND 3/4" IRON PIPE (NO RECORD). NOT 113°25'E, 6.19' FROM CALCULATED 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°42'27"W, 1.28' FROM HELD PIPE. TIED 04/14.

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)
- 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 BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)

DEED REFERENCES

GRANTOR: GREEN MOUNTAIN LAND, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5308695 D
DATE: 02/11/16

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5308695 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 SURVEYS AS DESIGNATED IN WAC 332-130-090.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND THE EXTERIOR 6.00 FEET OF ALL LOTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND THOSE PORTIONS OF LOTS 70, 71, 74 AND 75 AS SHOWN HEREON 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 REQUIRED 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. BLAKE 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, YANCOUVER, WA 98660
1-360-695-1385
1-509-269-9999

PG. 1 OF 1 JOB# 8938.04.01
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