

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
AREAS, AND PLANNED ENHANCEMENT AREAS:
PROPOSED PRIVATE ROADS:
PROPOSED EASEMENTS:
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.:
PROPOSED LOADING ZONES:
PROPOSED SEPTIC SYSTEMS:
PROPOSED OPEN SPACE/PARK:
PROPOSED TRANSIT FACILITIES:
PROPOSED SIGNS (SIGN PLAN):
PROPOSED LIGHTING:
PROPOSED LOTS, TRACTS, ETC.:
EXISTING BUILDINGS TO REMAIN:
PROPOSED LANDSCAPING (LANDSCAPE PLAN):
PROPOSED BUILDINGS:
PROPOSED PARKING:
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 (2,230,558 SF)
TOTAL DEVELOPED AREA: 45.22 ACRES (1,969,658 SF)
TOTAL LOT AREA: 28.02 ACRES (1,133,500 SF)
TOTAL INFRASTRUCTURE AREA (INCL. STORM FACILITIES): 30.47 ACRES (861,458 SF)
INCL. ACCESS TRACTS 'B', 'C', 'D', 'F', 'I', 'J', 'O' AND 'U'
TOTAL TRACT AREA: 19.51 ACRES (858,500 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

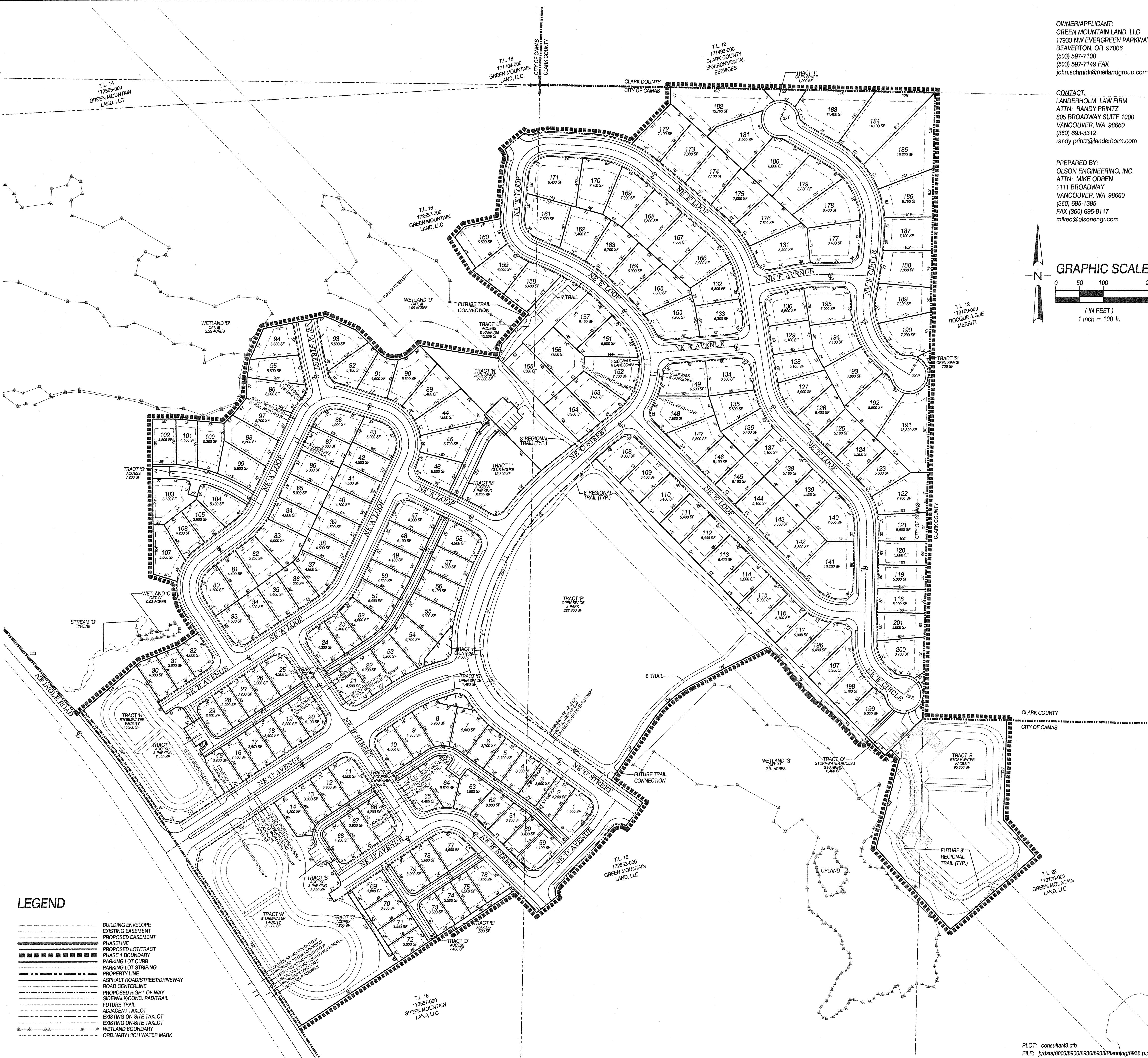
GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	MULTI-FAMILY LOTS (C PODS) LOTS 1-32 LOTS 59-79 SEE NOTE 1	SINGLE-FAMILY 'D' PODS LOTS 33-58 LOTS 80-130 LOTS 132-171 LOTS 196-201	SINGLE-FAMILY 'E' PODS LOTS 172-195
MINIMUM LOT AREA	3,000 SF	3,500 SF	4,500 SF
MAXIMUM LOT AREA	N/A	7,000	9,000
MINIMUM 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 2	35'	30'
MAXIMUM BUILDING COVERAGE	55%	45%	40%
MINIMUM SETBACKS	SEE CHART BELOW FOR SINGLE-FAMILY SETBACKS		
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'		
GARAGE SETBACK FROM R.O.W.	18'		
SIDE YARD	5' SEE NOTE 3		
STREET SIDE YARD	10'		
REAR YARD	10' SEE NOTES 4 & 5		

SETBACKS FOR PODS 'C' AND 'D' SEE NOTE 4	UP TO 4,999 SF	5,000 SF TO 7,499 SF	7,500 SF TO 9,999 SF	10,000 SF TO 40,000 SF
LOT AREA				
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'	15'	20'	30'
SIDE YARD AND CORNER LOT	4'	5'	5'	15'
REAR YARD	10'	15'	15'	30'
CORNER LOT STREET SIDE YARD	10'	15'	15'	30'
REAR YARD SEE NOTES 4 & 5	15'	20'	20'	30'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'	30'	40'

- 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 FOR FRONT ACCESS GARAGE.
- MINIMUM REAR YARD FOR ALLEY ACCESS GARAGE IS EITHER 3 FEET OR 18 FEET.
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- SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
- BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE FRONT YARD SETBACK. REFER TO TABLE FOR REQUIRED GARAGE FRONT YARD BUILDING SETBACKS.

LEGEND

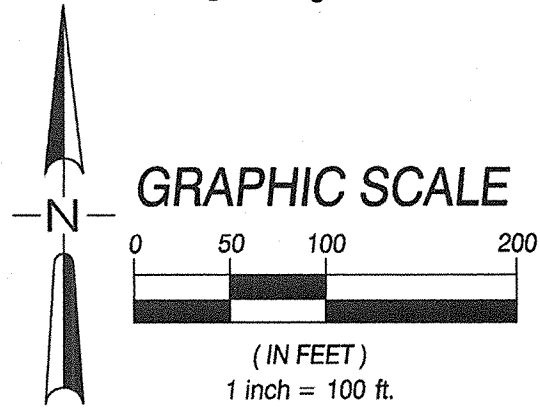
- BUILDING ENVELOPE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PHASELINE
- PROPOSED LOT/TRACT
- PHASE 1 BOUNDARY
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- SIDEWALK/CONC. PAD/TRAIL
- FUTURE TRAIL
- ADJACENT TAXLOT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



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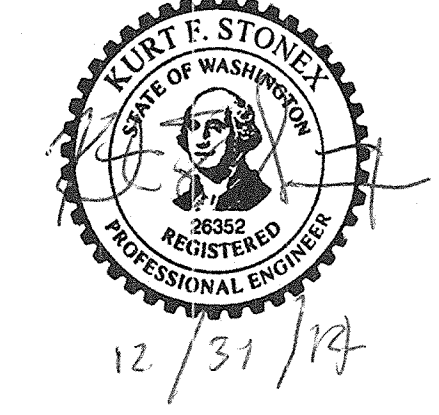
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PRELIMINARY PLAN FOR:
GREEN MOUNTAIN MIXED USE PRD
PHASE 1

LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY VANCOUVER, WA 98660
360.695.1385
503.299.9989



CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED: WPA/MRO
DRAWN: WPA/MRO
CHECKED: KFS
DATE: DECEMBER 2014
SCALE: H: 1" = 100'
V: 1" = 100'
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GREEN MOUNTAIN PRD - PHASE 1
JOB NO. 8938.01.02