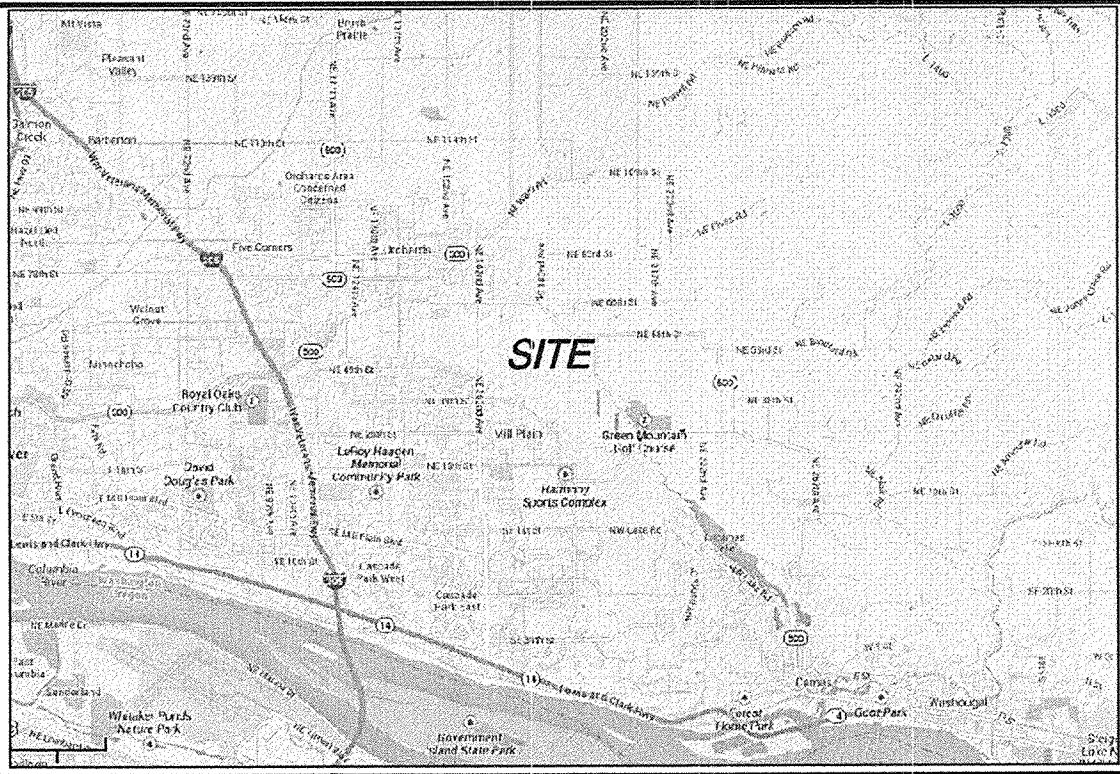




VICINITY MAP SEC. 17, 20 & 21 T2N R3E W.M. NTS

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: 26.02 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

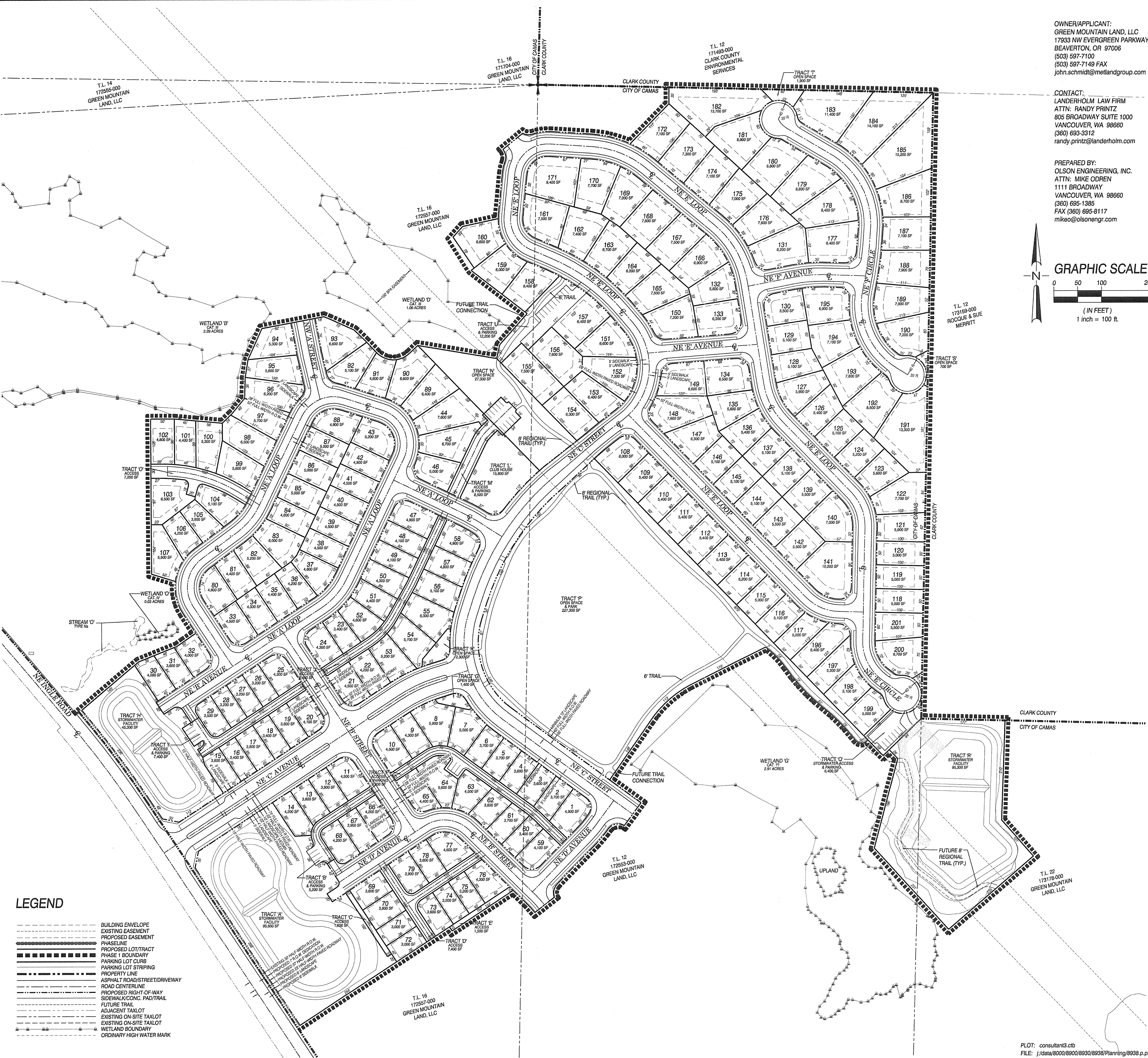
| GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT | MULTI-FAMILY LOTS (C-PDS) LOTS 1-32 LOTS 59-79 SEE NOTE 1 | SINGLE-FAMILY 'D' PDS LOTS 131 LOTS 80-130 LOTS 132-171 LOTS 196-201 | SINGLE-FAMILY 'D' PDS LOTS 172-195 |
|------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------|------------------------------------|
| MINIMUM LOT AREA                                     | 3,000 SF                                                  | 3,500 SF                                                             | 4,000 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 PDS 'C' AND 'D' SEE NOTE 4          | UP TO 4,999 SF | 5,000 SF TO 7,999 SF | 8,000 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.
- 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

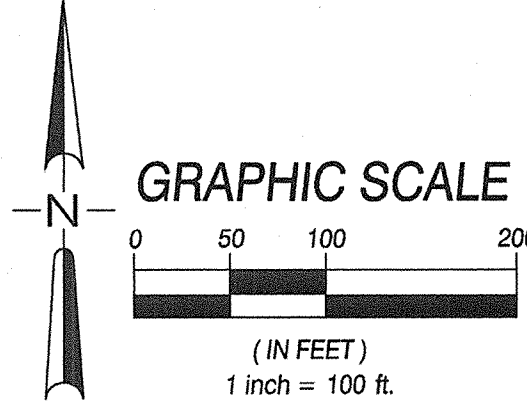
- BUILDING ENVELOPE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PHASELINE
- PROPOSED LOT/TRACT
- PHASE 1 BOUNDARY
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- SIDEWALK/CONC. PAD/TRAIL
- FUTURE TRAIL
- ADJACENT TAXLOT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



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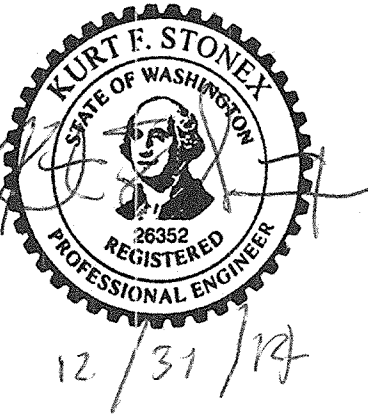
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PRELIMINARY PLAN FOR:

GREEN MOUNTAIN MIXED USE PRD  
PHASE 1

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



CHANGES / REVISIONS  
DESCRIPTION: DATE:

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

SHEET