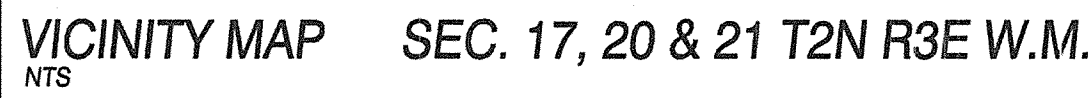


DESIGNED: WPA/MRO
DRAWN: WPA/MRO
CHECKED: KFS
DATE: DECEMBER 2014
SCALE: H: 1" = 100' V:
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GREEN MOUNTAIN PRD - PHASE 1



EXISTING SITE DATA:

PRESENT USE: GOLF COURSE
EXISTING ZONING: R-6, MF-10

PROPOSED SITE DATA:

PROPOSED USE:	201 LOT SUBDIVISION
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	AS SHOWN
PROPOSED PRIVATE ROADS:	AS SHOWN
PROPOSED EASEMENTS:	REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	AS SHOWN
PROPOSED STEEP HILLSIDE AND BI-CYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	REFER TO ENGINEERING PLANS
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	AS SHOWN
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
PROPOSED SIGNS (SIGN PLAN):	SEE SIGN PLAN
PROPOSED LIGHTING:	STREET LIGHT TO BE PROVIDED
PROPOSED LOTS, TRACTS, ETC.:	AS SHOWN
EXISTING BUILDINGS TO REMAIN:	AS SHOWN
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	LOTS FOR SINGLE AND/OR MULTI-FAMILY DETACHED RESIDENCES & CLUBHOUSE
PROPOSED PARKING:	AS SHOWN

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 (2,230,556 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) INCL. ACCESS TRACTS 'B', 'C', 'D', 'F', 'I', 'J', 'O' AND 'U'	20.47 ACRES (891,469 SF)
TOTAL TRACT AREA:	13.51 ACRES (588,500 SF)
TOTAL AREA OF CRITICAL AREAS:	0 ACRES (0 SF)
TOTAL AREA OF RECREATIONAL OPEN SPACES: INCL. OPEN SPACE TRACTS 'G', 'K', 'N', 'P', 'S', 'T' AND A PORTION OF 'U'	6.12 ACRES (266,800 SF)

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	MULTI-FAMILY LOT (C PDOS) LOTS 1-38 LOTS 50-79 SEE NOTE 1	SINGLE FAMILY 12 PDOS LOTS 39-48 LOTS 80-100 LOTS 128-171 LOTS 196-201	SINGLE FAMILY 8 PDOS LOT 191 LOTS 192-195
MINIMUM LOT AREA	3,000 SF	3,500 SF SEE NOTE 1	4,200 SF
MAXIMUM LOT AREA	N/A	7,600	8,000
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 3	35'	35'
MAXIMUM BUILDING COVERAGE	65%	45%	40%
MINIMUM SETBACKS	SEE CHART BELOW FOR SINGLE-FAMILY SETBACKS		
FRONT YARD (INCLUDES P PUBLIC UTILITY EASEMENT)	10' SEE NOTE 9		
GARAGE SETBACK FROM R.O.W.	18'		
SIDE YARD	5' SEE NOTES 2 & 8		
STREET SIDE YARD	10' SEE NOTES 2 & 8		
REAR YARD	10' SEE NOTES 4 & 5		

SETBACKS FOR PDUS 'C' AND 'D' SEE NOTE 6				
LOT AREA	UP TO 4,999 SF	5,000 SF TO 7,999 SF	7,000 SF TO 14,999 SF	15,000 SF TO 60,000 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10/16' AT GARAGE	15/16' AT GARAGE	20'	30'
SIDE YARD AND CORNER LOT REAR YARD	4'	5'	5'	15'
CORNER LOT STREET SIDE YARD	10' SEE NOTE 6	15' SEE NOTE 6	15'	30'
REAR YARD SEE NOTES 1 & 5	15'	20'	20'	30'
MINIMUM LOT WIDTH ON A CURVE OF CIRCULAR SAG	25'	30'	30'	40'

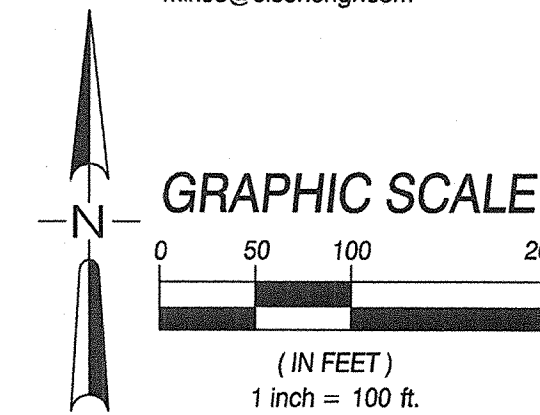
1. SINGLE-FAMILY DETACHED HOMES PERMITTED. FOR SINGLE-FAMILY DETACHED RESIDENCES IN / POD, APPLY PD SETBACKS.
2. THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET. OTHERWISE A ZERO-MAXIMUM SETBACK SHALL BE ASSUMED.
3. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT EXCEED MAXIMUM BUILDING HEIGHT.
4. 10 FOOT 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 ABOVE FOR REQUIRED GARAGE FRONT AND REAR YARD SETBACKS.
8. MINIMUM SIDE YARD SETBACK SHALL BE 5 FEET.
9. 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRACT.

	BUILDING ENVELOPE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PHASE LINE
	PROPOSED LOT/TRACT
	PHASE I 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
	BOUNDARY WATER MARK



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(IN FEET)
1 inch = 100 ft

PLOT: consultant3.ctb
FILE: j:/data/8000/8900/8930/8938/Planning/8938.p.plat.prelim.dwg

BASE SUBDIVISION LAYOUT PROVIDED BY WESTERN PLANNING ASSOCIATES
ENVIRONMENTAL INFORMATION PROVIDED BY ECOLOGICAL LAND SERVICES