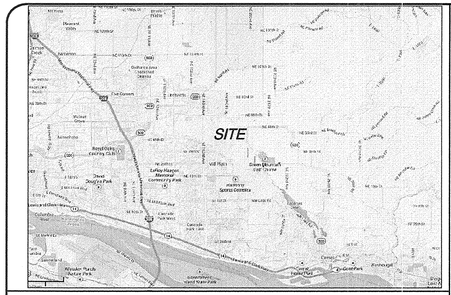
EXHIBIT 35



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
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 PEDESTRIAN AND BICYCLE 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 RESIDENCIES & 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:

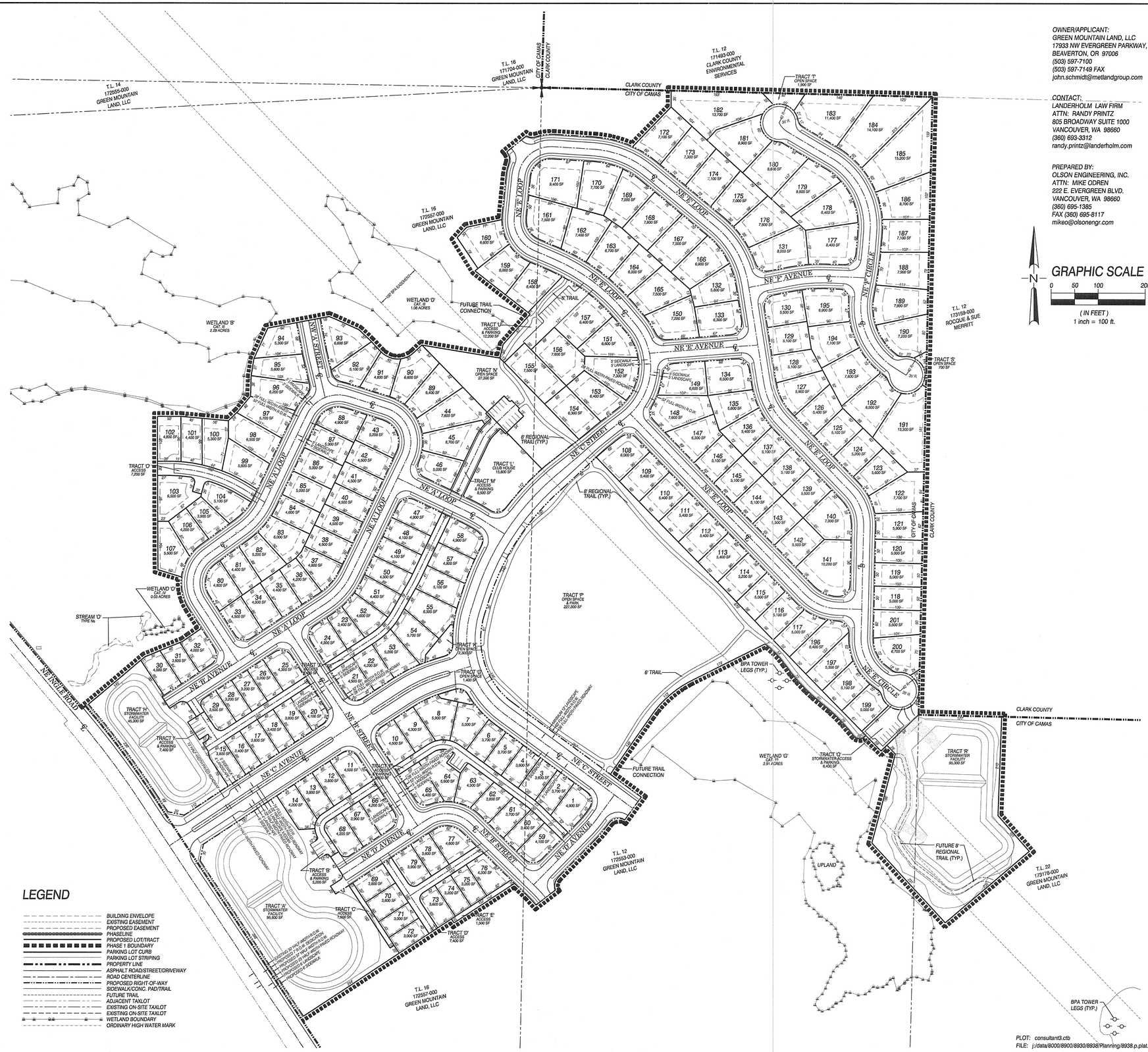
TOTAL PHASE 1 AREA:	51.21 ACRES (2,230,556 SF)
TOTAL DEVELOPED AREA:	45.22 ACRES (1,969,658 SF)
TOTAL LOT AREA:	26.02 ACRES (1,133,500 SF)
TOTAL INFRASTRUCTURE AREA (INCL. STORM FACILITIES) INCL. ACCESS TRACTS 'B', 'C', 'D', 'F', 'I', 'J', 'O' AND 'U'	20.47 ACRES (891,469 SF)
TOTAL TRACT AREA:	13.51 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)

DEVELOPMENT STANDARDS

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	MULTI-FAMILY LOTS 'C' PODS LOTS 1-32 LOTS 58-79 SEE NOTE 1	SINGLE-FAMILY 'D' PODS LOTS 33-58 LOTS 80-130 LOTS 132-171 LOTS 196-201	SINGLE-FAMILY 'E' PODS LOT 131 LOTS 172-195
MINIMUM LOT AREA	3,000 SF	3,500 SF SEE NOTE 1	4,200 SF
MAXIMUM LOT AREA	N/A	7,600	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 9	35'	35'
MAXIMUM BUILDING COVERAGE	55%	45%	40%
MINIMUM SETBACKS		SEE CHART BELOW FOR SINGLE-FAMILY SETBACKS	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10' SEE NOTE 9		
GARAGE SETBACK FROM R.O.W.	18'		
SIDE YARD	3' SEE NOTES 2 & 4		
STREET SIDE YARD	10' SEE NOTES 2 & 5		
REAR YARD	10' SEE NOTES 4 & 5		

SETBACKS FOR PODS 'C' AND 'D' SEE NOTE 6				
LOT AREA	UP TO 4,999 SF	5,000 SF TO 7,499 SF	7,500 SF TO 14,999 SF	15,000 SF TO 60,000 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'/18' AT GARAGE	15'/18' AT GARAGE	20'	30'
SIDE YARD AND CORNER LOT REAR YARD	4'	5'	5'	15'
CORNER LOT STREET SIDE YARD	10' SEE NOTE 8	15' SEE NOTE 8	15' SEE NOTE 8	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'

1. SINGLE-FAMILY DETACHED HOMES PERMITTED. FOR SINGLE-FAMILY DETACHED RESIDENCES IN 'A' POD, APPLY 'B' POD SETBACKS.
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 STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
4. 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
5. MINIMUM REAR YARD FOR ALLEY ACCESSED 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 AT AN ALLEY IS 5 FEET.
9. 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRACT.



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

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

OWNER/APPLICANT:
GREEN MOUNTAIN LAND, LLC
17033 NW EVERGREEN PARKWAY, SUITE 300
BEAVERTON, OR 97006
(503) 597-7100
(503) 597-7149 FAX
john.schmidt@metlandgroup.com

CONTACT:
LANDERHOLM LAW FIRM
ATTN: RANDY PRINTZ
805 BROADWAY SUITE 1000
VANCOUVER, WA 98660
(360) 693-3312
randy.printz@landerholm.com

PREPARED BY:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT FOR:
GREEN MOUNTAIN MIXED USE PRD PHASE 1

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9936

KURT F. STONEX
STATE OF WASHINGTON
26352
REGISTERED
PROFESSIONAL ENGINEER
1/29/15

CHANGES / REVISIONS	
DESCRIPTION:	DATE:
LOT STANDARD REVS	01/29/15

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
JOB NO. 8938.01.02

SHEET
23 of 25

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