

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

OVERALL GREEN MOUNTAIN PROJECT MAP

SUBDIVISION NOTES

EXISTING SITE DATA:
PRESENT USE: FORMER GOLF COURSE
EXISTING ZONING: R 8, MP-10

PROPOSED SITE DATA:
PROPOSED USE: WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS;
PROPOSED PRIVATE ROADS: REFER TO ENGINEERING PLANS
PROPOSED EASEMENTS: AS SHOWN
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: AS SHOWN
PROPOSED FENCE/STRAIN AND BICYCLE FACILITIES: REFER TO ENGINEERING PLANS
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: AS SHOWN
PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
PROPOSED OPEN SPACE/PARK: AS SHOWN
PROPOSED TRANSIT FACILITIES: NONE PROPOSED
PROPOSED SIGNS (SIGN PLAN): NONE PROPOSED
PROPOSED LIGHTING: STREET LIGHTS TO BE PROVIDED AS SHOWN
PROPOSED LOTS, TRACTS, ETC.: AS SHOWN
EXISTING BUILDINGS TO REMAIN: NONE
PROPOSED LANDSCAPING/LANDSCAPE PLAN: TO BE SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS: LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES AS SHOWN

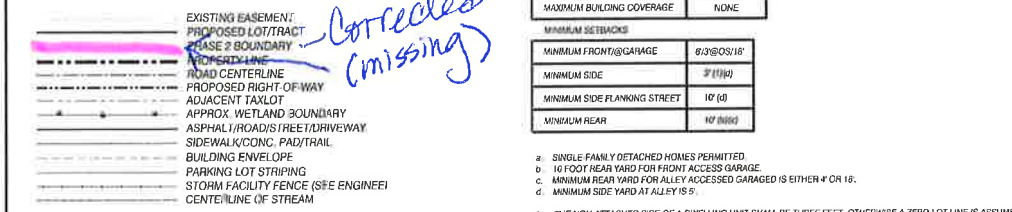
IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

LAND INVENTORY:
TOTAL PHASE 2 AREA: APPROX. 53.71 ACRES (2,338,500 SF)
PHASE 2 AREA NORTH: APPROX. 3.88 ACRES (169,000 SF)
PHASE 2 AREA SOUTH: APPROX. 49.83 ACRES (2,170,000 SF)
TOTAL DEVELOPED AREA: APPROX. 38.08 ACRES (1,659,700 SF)
TOTAL LOT AREA: APPROX. 23.88 ACRES (1,039,100 SF)
TOTAL INFRASTRUCTURE AREA INCL. STORM FACILITY, R.O.W., PARKING AND ACCESS TRACTS: APPROX. 14.26 ACRES (621,800 SF)
TOTAL AREA OF CRITICAL AREAS AND OPEN SPACE TRACTS: APPROX. 13.62 ACRES (598,200 SF)

SUBDIVISION NOTES

TRACT	DESCRIPTION	SIZE
A	OPEN SPACE & CRITICAL AREA	222,400 SF
B	STORM FACILITY	27,800 SF
C	OPEN SPACE & CRITICAL AREA	175,000 SF
D	STORM FACILITY & OPEN SPACE	78,500 SF
E	OPEN SPACE & CRITICAL AREA	137,700 SF
F	OPEN SPACE & PARKING	42,400 SF
G	ACCESS TO LOTS 174-176	3400 SF
H	PARKING & LANDSCAPE	3200 SF
I	PARKING & LANDSCAPE	1400 SF
J	ACCESS TO LOTS 184-186	1800 SF
K	OPEN SPACE	4200 SF
L	LANDSCAPE	3600 SF
M	ACCESS TO LOT 5	300 SF
N	ACCESS TO LOTS 6 & 7	1600 SF
O	OPEN SPACE	6200 SF
P	ACCESS TO LOTS 10-13	2100 SF
Q	ACCESS TO LOTS 20-24	5900 SF
R	PARKING & LANDSCAPE	3800 SF
S	ACCESS TO LOTS 29-31	2100 SF
T	PARKING & LANDSCAPE	2500 SF
U	ACCESS TO LOTS 31-34	2700 SF
V	LANDSCAPE	590 SF
W	ACCESS TO LOTS 40-42	1900 SF
X	LANDSCAPE	750 SF
Y	PARKING & LANDSCAPE	2400 SF
Z	ACCESS TO LOTS 54-55	1000 SF
AA	ACCESS TO LOTS 65-67	2600 SF
BB	LANDSCAPE	1100 SF
CC	LANDSCAPE	400 SF
DD	ACCESS TO LOTS 103-106	2900 SF
EE	ACCESS TO LOTS 107-110	2100 SF
FF	PARKING & LANDSCAPE	2200 SF
GG	ACCESS TO LOT 115	800 SF
HH	ACCESS TO LOT 116	600 SF
II	ACCESS TO LOTS 124-125	800 SF
JJ	ACCESS TO LOTS 135-137	1900 SF
KK	PARKING & LANDSCAPE	3300 SF
LL	ACCESS TO LOTS 204-210	19,800 SF

LEGEND



DEVELOPMENT STANDARDS

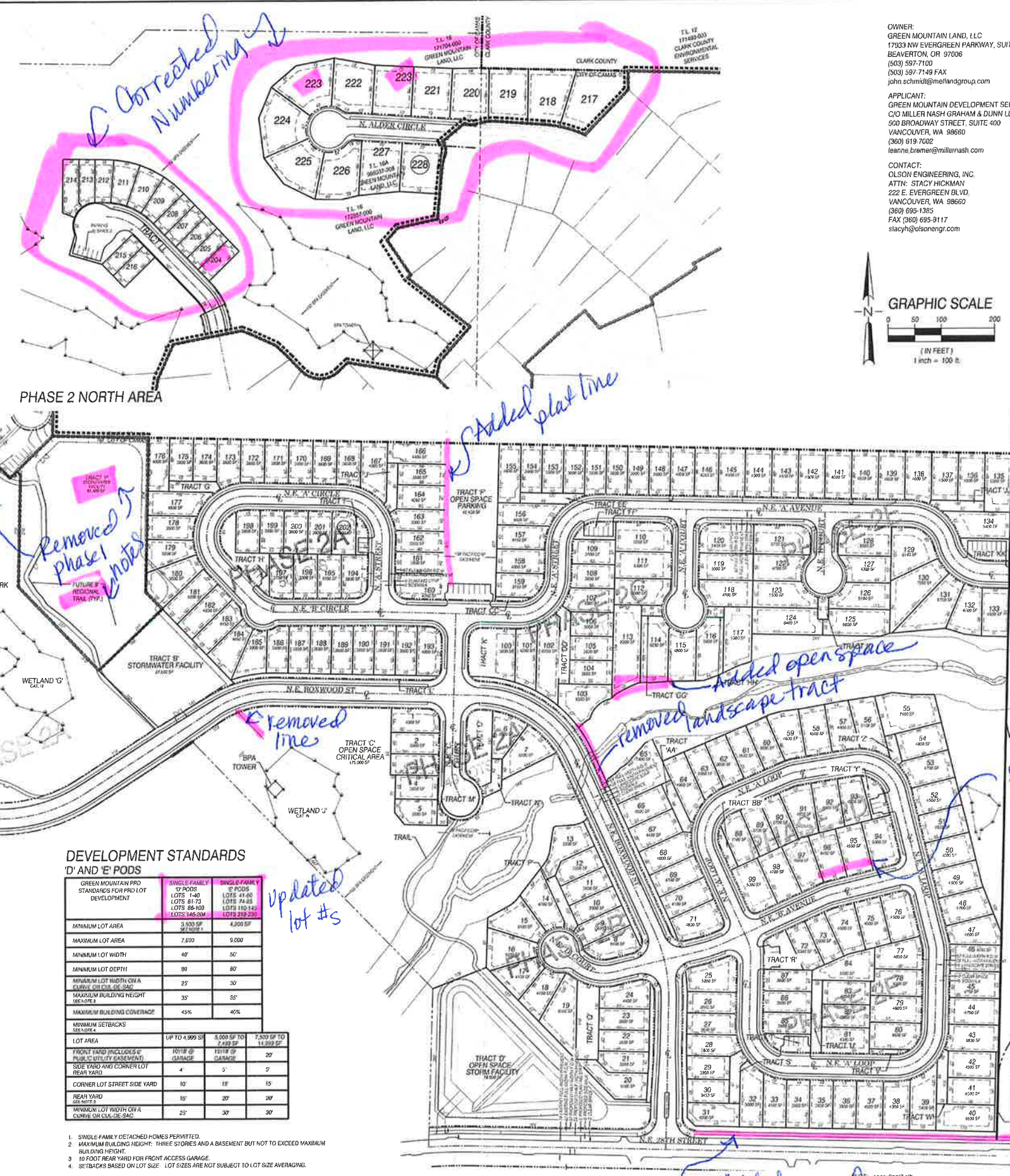
B' POD	
GREEN MOUNTAIN PRO STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY B' POD LOTS #205-217
MINIMUM LOT AREA	1000 SF (a)
MAXIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	50'
MAXIMUM FLOOR AREA PER D.U.	NONE
MAXIMUM BUILDING HEIGHT	45(2)
MAXIMUM BUILDING COVERAGE	NONE
MINIMUM SETBACKS	
MINIMUM FRONT/REAR GARAGE	6(3)/0(5)18'
MINIMUM SIDE	3'(1)18'
MINIMUM SIDE PLANNING STREET	10'(6)
MINIMUM REAR	10'(18)6'

- a. SINGLE-FAMILY DETACHED HOMES PERMITTED.
b. 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
c. MINIMUM REAR YARD FOR ALLEY ACCESS GARAGE IS EITHER 4' OR 16'.
d. MINIMUM SIDE YARD ALLEY 5'.
1. THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET, OTHERWISE A ZERO LOT LINE IS ASSUMED.
2. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
NOTE: SETBACKS BASED ON LOT SIZE FOR "D" AND "E" PODS. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.

DEVELOPMENT STANDARDS

D' AND 'E' PODS		
GREEN MOUNTAIN PRO STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY D' PODS LOTS 1-40 LOTS 61-73 LOTS 88-109 LOTS 146-158 LOTS 199-229	SINGLE-FAMILY E' PODS LOTS 41-60 LOTS 74-87 LOTS 110-145 LOTS 160-198 LOTS 230-259
MINIMUM LOT AREA	3,500 SF 22'x100'	4,300 SF
MAXIMUM LOT AREA	7,600	9,000
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	90'	80'
MINIMUM LOT WIDTH ON A CURVE (SEE CIV. & S&C)	25'	30'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING COVERAGE	45%	40%
MINIMUM SETBACKS (SEE CIV. & S&C)		
LOT AREA	UP TO 4,999 SF	5,000 SF TO 7,999 SF
FRONT YARD (INCLUDES PUBLIC UTILITY EASEMENTS)	10'18' (6)	10'18' (6)
SIDE YARD AND CORNER LOT REAR YARD	4'	5'
CORNER LOT STREET SIDE YARD	10'	15'
REAR YARD (SEE NOTE 1)	15'	20'
MINIMUM LOT WIDTH ON A CURVE (SEE CIV. & S&C)	25'	30'

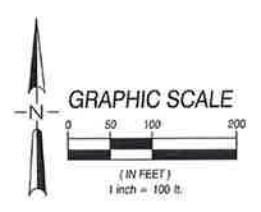
1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
2. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
3. 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
4. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.



OWNER:
GREEN MOUNTAIN LAND, LLC
17303 NW EVERGREEN PARKWAY, SUITE 300
BEAVERTON, OR 97006
(503) 597-7100
(503) 597-7149 FAX
john.schmidt@metlandgroup.com

APPLICANT:
GREEN MOUNTAIN DEVELOPMENT SERVICES
C/O MILLER NASH GRAHAM & DUNN LLP
500 BROADWAY STREET, SUITE 400
VANCOUVER, WA 98660
(360) 619-7002
learnie.bremer@millernash.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: STACY HICKMAN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
stacyh@olsonengr.com



PRELIMINARY PLAN FOR:
GREEN MOUNTAIN MIXED USE PRD
PHASE 2

LAND SURVEYORS
ENGINEERS
OLSON ENGINEERING INC.
222 E. EVERGREEN BLVD. VANCOUVER, WA 98660
360.695.1385
503.598.9916

CHANGES / REVISIONS	
DESCRIPTION	DATE
Revised plat	4.5.17
DESIGNED: SAH	
DRAWN: SAH	
CHECKED: KFS/MRO	
DATE: NOVEMBER 2016	
SCALE: H: 1" = 100'	
V:	
COPYRIGHT 2016 OLSON ENGINEERING, INC.	
GREEN MOUNTAIN PRD - PHASE 2	
JOB NO. 8938.02.01	
SHEET	
PL1.0	