

SUBDIVISION NOTES

EXISTING SITE DATA:  
PRESENT USE: FORMER GOLF COURSE  
EXISTING ZONING: R-6, MF-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: REFER TO ENGINEERING PLANS  
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): STREET LIGHTS TO BE PROVIDED  
PROPOSED LIGHTING: AS SHOWN  
PROPOSED LOTS, TRACTS, ETC.: NONE  
EXISTING BUILDINGS TO REMAIN: TO BE SHOWN ON THE LANDSCAPE PLAN  
PROPOSED LANDSCAPING (LANDSCAPE PLAN): LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES AS SHOWN  
PROPOSED BUILDINGS:

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:  
PHASE 2 AREA NORTH:  
PHASE 2 AREA SOUTH:  
TOTAL LOT AREA:  
TOTAL INFRASTRUCTURE AREA INCL. STORM FACILITY,  
R.O.W., PARKING AND ACCESS TRACTS:  
TOTAL AREA OF CRITICAL AREAS AND OPEN SPACE TRACTS:

APPROX. 228 LOT SUBDIVISION  
AS SHOWN  
REFER TO ENGINEERING PLANS  
AS SHOWN  
REFER TO ENGINEERING PLANS  
NONE PROPOSED  
NONE PROPOSED  
STREET LIGHTS TO BE PROVIDED  
AS SHOWN  
NONE  
TO BE SHOWN ON THE LANDSCAPE PLAN  
LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES AS SHOWN

APPROX. 53.71 ACRES (2,339,500 SF)  
APPROX. 3.88 ACRES (169,000 SF)  
APPROX. 49.89 ACRES (2,173,000 SF)  
APPROX. 38.09 ACRES (1,659,700 SF)  
APPROX. 23.85 ACRES (1,038,100 SF)  
APPROX. 14.26 ACRES (621,800 SF)  
APPROX. 15.82 ACRES (680,200 SF)

SUBDIVISION NOTES

TRACT	DESCRIPTION	SIZE
A	OPEN SPACE & CRITICAL AREA	322,400 SF
B	STORM FACILITY	27,600 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	5200 SF
I	PARKING & LANDSCAPE	1400 SF
J	ACCESS TO LOTS 164-166	1800 SF
K	OPEN SPACE	4200 SF
L	LANDSCAPE	3050 SF
M	ACCESS TO LOT 5	300 SF
N	ACCESS TO LOTS 6 & 7	1600 SF
O	OPEN SPACE	6300 SF
P	ACCESS TO LOTS 10-13	2100 SF
Q	ACCESS TO LOTS 20-24	5800 SF
R	PARKING & LANDSCAPE	3800 SF
S	ACCESS TO LOTS 29-31	2100 SF
T	PARKING & LANDSCAPE	2550 SF
U	ACCESS TO LOTS 81-84	2700 SF
V	LANDSCAPE	600 SF
W	ACCESS TO LOTS 40-42	1800 SF
X	LANDSCAPE	750 SF
Y	PARKING & LANDSCAPE	2400 SF
Z	ACCESS TO LOTS 54-55	1000 SF
AA	ACCESS TO LOTS 65-67	2000 SF
BB	LANDSCAPE	1100 SF
CC	LANDSCAPE	400 SF
DD	ACCESS TO LOTS 103-106	2800 SF
EE	ACCESS TO LOTS 152-155	2100 SF
FF	PARKING & LANDSCAPE	2200 SF
GG	ACCESS TO LOT 113	800 SF
HH	ACCESS TO LOT 117	600 SF
II	ACCESS TO LOTS 124-125	800 SF
JJ	ACCESS TO LOTS 136-137	1500 SF
KK	PARKING & LANDSCAPE	3300 SF
LL	ACCESS TO LOTS 204-216	18,800 SF
MM	LANDSCAPE	1600 SF
NN	LANDSCAPE	2500 SF
OO	LANDSCAPE	8200 SF
PP	LANDSCAPE	1700 SF
QQ	LANDSCAPE	2000 SF

LEGEND

EXISTING EASEMENT  
PROPOSED LOT/TRACT  
PHASE 2 BOUNDARY  
PROPERTY LINE  
ROAD CENTERLINE  
PROPOSED RIGHT-OF-WAY  
ADJACENT TAXLOT  
APPROX. WETLAND BOUNDARY  
ASPHALT/ROAD/STREET/DRIVEWAY  
SIDEWALK/CONC. PAD/TRAIL  
BUILDING ENVELOPE  
PARKING LOT STRIPING  
STORM FACILITY FENCE (SEE ENGINEER)  
CENTERLINE OF STREAM

DEVELOPMENT STANDARDS

'B' POD

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY 'B' POD LOTS #203-215
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/@GARAGE	6'3"/OS/18'
MINIMUM SIDE	3' 1'(1)(4)
MINIMUM SIDE FLANKING STREET	10' (4)
MINIMUM REAR	10' (3)(4)

a. SINGLE-FAMILY DETACHED HOMES PERMITTED.  
b. 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.  
c. MINIMUM REAR YARD FOR ALLEY ACCESSED GARAGED IS EITHER 4' OR 18'.  
d. MINIMUM SIDE YARD AT ALLEY IS 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.

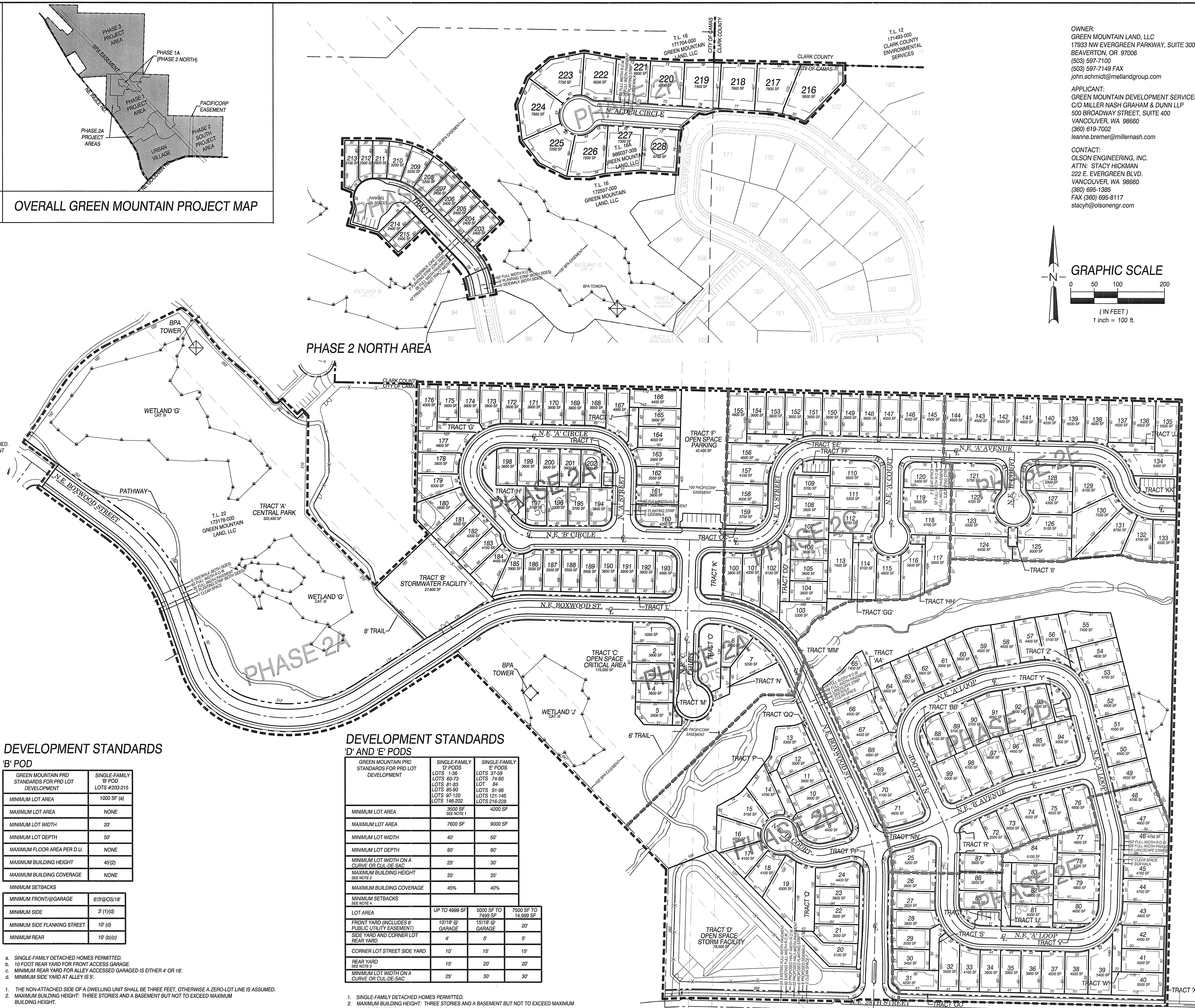
DEVELOPMENT STANDARDS

'D' AND 'E' PODS

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY 'D' PODS LOTS 1-36 LOTS 60-73 LOTS 81-83 LOTS 85-90 LOTS 97-120 LOTS 146-202 SEE NOTE 1	SINGLE-FAMILY 'E' PODS LOTS 37-39 LOTS 74-80 LOT 84 LOTS 91-96 LOTS 121-145 LOTS 216-229
MINIMUM LOT AREA	3500 SF SEE NOTE 1	4200 SF
MAXIMUM LOT AREA	7800 SF	9000 SF
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	80'	80'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING COVERAGE	45%	40%
MINIMUM SETBACKS SEE NOTE 1		
LOT AREA	UP TO 4899 SF	5000 SF TO 7499 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'/18' @ GARAGE	15'/18' @ GARAGE
SIDE YARD AND CORNER LOT REAR YARD	4'	5'
CORNER LOT STREET SIDE YARD	10'	15'
REAR YARD	15'	20'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	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.

PHASE 2 NORTH AREA

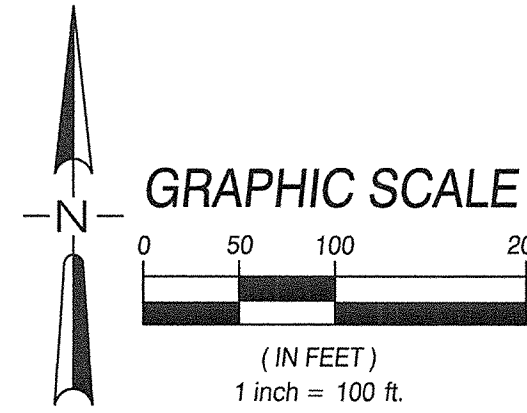


PHASE 2 SOUTH AREA

OWNER:  
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APPLICANT:  
GREEN MOUNTAIN DEVELOPMENT SERVICES  
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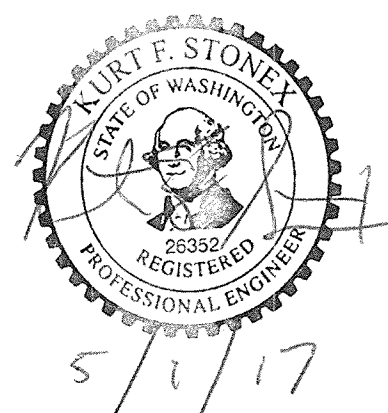
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PRELIMINARY PLAT AND PHASING PLAN FOR:

GREEN MOUNTAIN MIXED USE PRD  
PHASE 2

LAND SURVEYORS  
ENGINEERS  
OLSON ENGINEERING INC.  
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
360-695-1385  
503-289-9606



CHANGES / REVISIONS	
DESCRIPTION:	DATE:
Revised plat	4.5.17
Revised plat	4.28.17

DESIGNED: SAH

DRAWN: SAH

CHECKED: KPS/MRO

DATE: NOVEMBER 2016

SCALE: H: 1" = 100'  
V:

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GREEN MOUNTAIN PRD - PHASE 2

JOB NO. 8938.02.01

SHEET

PL1.0