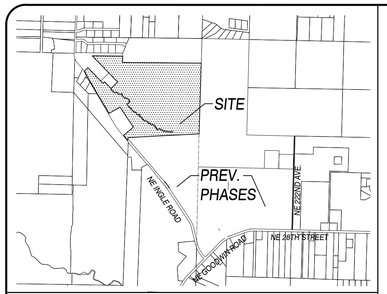
EXHIBIT 10



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

SUBDIVISION NOTES

EXISTING SITE DATA:

PRESENT USE:	VACANT
EXISTING ZONING:	R-10, PRD MASTER PLAN

PROPOSED SITE DATA:

PROPOSED USE:	159 LOT PRD/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):	NONE PROPOSED
PROPOSED LIGHTING:	STREET LIGHTING SHOWN IN FINAL DESIGN
PROPOSED LOTS, TRACTS, ETC:	AS SHOWN
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES
PROPOSED PARKING:	AS SHOWN

1. THERE IS A WETLAND BUFFER MITIGATION PLAN, AS WELL AS A CRITICAL AREAS REPORT AFFECTING THE SITE. PLEASE REFER TO THE REPORTS, AS PROVIDED BY ECOLOGICAL LAND SERVICES, INC. DATED SEPTEMBER 12, 2017 FOR MORE INFORMATION.
2. 35' GEO-SETBACK LINE SHOWN ON DRAWING IS ONLY APPROXIMATE AND WAS TAKEN FROM THE "GEOTECHNICAL CRITICAL AREAS REPORT, GREEN MOUNTAIN NORTH, BY COLUMBIA WEST ENGINEERING, INC, DATED APRIL 18, 2017. THE GEO-SETBACK LINE WILL BE STAKED BY THE GEOTECHNICAL ENGINEER AND LOCATED PRECISELY PRIOR TO FINAL ENGINEERING. ANY DEVELOPMENT BEYOND THIS LINE WILL REQUIRE ADDITIONAL GEOTECHNICAL STUDY.

EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE IN ACCORDANCE WITH CCC 40.340.010(A)(7).

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:

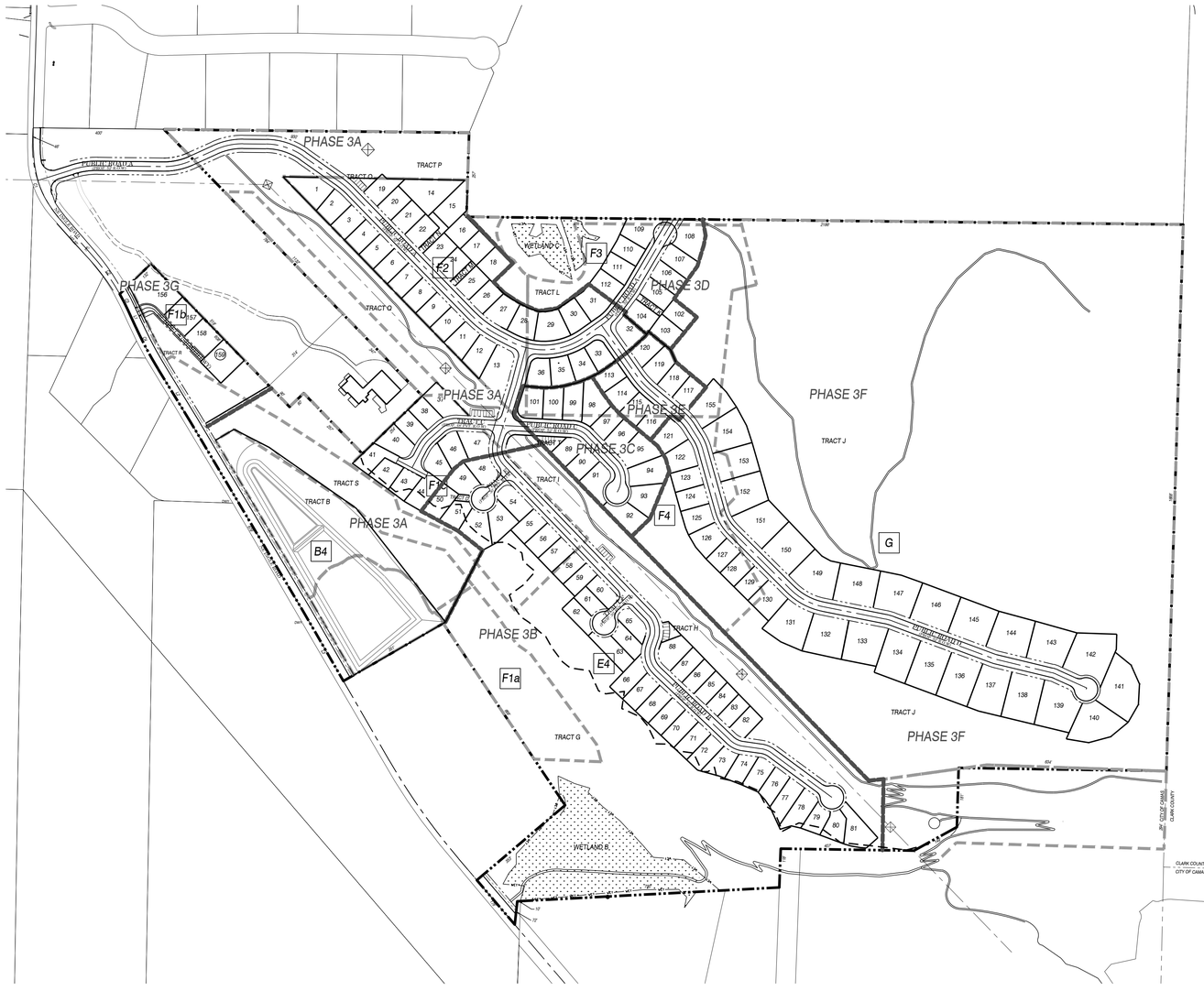
TOTAL PHASE 3 AREA:	APPROX. 115 ACRES (5,009,400 SF) ACCORDING TO CLARK COUNTY GIS
TOTAL DEVELOPED AREA:	APPROX. 35.30 ACRES (1,537,165 SF)
TOTAL LOT AREA:	APPROX. 27 ACRES (1,175,565 SF)
TOTAL INFRASTRUCTURE:	APPROX. 14 ACRES (603,510 SF)
TOTAL OPEN SPACE/CRITICAL AREA:	APPROX. 74 ACRES (3,211,764 SF)

DEVELOPMENT STANDARDS

'F', 'E' AND 'G' PODS (PREVIOUSLY APPROVED IN THE GREEN MOUNTAIN MIXED-USE PRD STANDARDS)

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY 'E' PODS LOTS 58-88	SINGLE-FAMILY 'F' PODS LOTS 1-59 LOTS 89-129 LOT 155	SINGLE-FAMILY 'G' PODS LOTS 130-154
MINIMUM LOT AREA	4,200 SF	5,250 SF	14,000 SF
MAXIMUM LOT AREA	9,000 SF	14,999 SF	60,000 SF
MINIMUM LOT WIDTH	50 FEET	60 FEET	90 FEET
MINIMUM LOT DEPTH	80 FEET	80 FEET	100 FEET
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	30 FEET	30 FEET	40 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE	40%	40%	30%
MINIMUM SETBACKS			
LOT AREA	5,000-7,499 SF	7,500-14,999 SF	15,000-60,000 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	15/18 FEET	20 FEET	30 FEET
SIDE YARD AND CORNER LOT REAR YARD	5 FEET	5 FEET	15 FEET
CORNER LOT STREET SIDE YARD	15 FEET	15 FEET	30 FEET
REAR YARD	20 FEET	20 FEET	30 FEET
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	30 FEET	30 FEET	40 FEET

NOTES a-d, FOUND ON THE APPROVED DENSITY AND DIMENSIONS STANDARDS ARE NOT INCLUDED IN THIS SUBMITTAL AS THE ALLEY NOTES DO NOT APPLY, TYP..



LEGEND

- MATCHLINE
- PROPOSED ASPHALT
- PROPOSED RIGHT-OF-WAY
- PROPOSED 4'-6' WIDE REGIONAL TRAIL
- PHASE LINE
- EXISTING EASEMENT
- PROPOSED LOT/TRACT
- APPROX. LOCATION OF 35' GEO SETBACK
- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- ADJACENT TAXLOT
- WET — WET — APPROX. WETLAND BOUNDARY
- EXISTING BPA TOWERS
- G — PRD APPROVED POD AREAS BOUNDARY AND LABEL

TRACTS:

TRACT	DESCRIPTION	SIZE
A	ACCESS TO LOTS 156-159	5,620 SF
B	STORMWATER POND	196,810 SF
C	PRIVATE ROAD A (48' R.O.W)	17,600 SF
D	ACCESS TO LOTS 50, 51	770 SF
E	PRIVATE ROAD B (30' R.O.W)	7,660 SF
F	PRIVATE ROAD C (30' R.O.W)	7,660 SF
G	WETLAND/OPEN SPACE/TRAIL	564,750 SF
H	ADDITIONAL PARKING	2,120 SF
I	BPA ESMT/PARKING /TRAIL	172,650 SF
J	OPEN SPACE /TRAIL	1,872,050 SF
K	ACCESS TO LOTS 102, 103	1,810 SF
L	WETLAND/CRITICAL AREA/OPEN SPACE	88,120 SF
M	ACCESS TO LOTS 17, 18	1,800 SF
N	ACCESS TO LOTS 14-16	3,200 SF
O	ADDITIONAL PARKING	1,870 SF
P	BPA ESMT	115,780 SF
Q	BPA ESMT/OPEN SPACE/PARKING/TRAIL	168,050 SF
R	HOUSING/OPEN SPACE	75,810 SF
S	OPEN SPACE	146,550 SF
T	PARKING	2,490 SF

PARKING:

APART FROM THE 2 PARKING SPACES INCLUDED ON THE PARCELS, PER CMC 17.19.040 (B)(10)(e), FOR EVERY 5 LOTS UNDER 7,400, 1 ADDITIONAL PARKING SPACE WILL BE PROVIDED.
NUMBER OF LOTS UNDER 7,400 SF: 118
PARKING SPACES REQUIRED: 24
PARKING SPACES PROVIDED: 25

LINE TABLE:

L1	58'
L2	190'
L3	238'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH
C1	335'	256'
C2	675'	148'
C3	675'	55'
C4	1200'	145'

OWNER/APPLICANT:
GREEN MOUNTAIN LAND, LLC
333 S STATE STREET, SUITE 201
LAKE OSWEGO, OR 97034
(503) 597-7100
FAX UNAVAILABLE
john.schmidt@metlandgroup.com

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

N

GRAPHIC SCALE
0 30 60 120
(IN FEET)
1 inch = 200 ft.

PLOT: consultant3.ctb
FILE: j:\data\8000\8900\8938\8938.01.02\Planning\8938.p.Master.Plan.North.dwg

OVERALL LAYOUT AND PHASING PLAN FOR:

GREEN MOUNTAIN PHASE 3

(PART OF GREEN MOUNTAIN PRD #SUB14-02)

OLSON ENGINEERING INC. — LAND SURVEYORS / ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

PRELIMINARY NOT FOR CONSTRUCTION

CHANGES / REVISIONS	
DESCRIPTION:	DATE:
SURVEYED GEO-SETBACK	1/11/18
ADDED	

DESIGNED: BH/RJW
DRAWN: RJW
CHECKED: KFS
DATE: OCTOBER 2017
SCALE: H: 1" = 200' V:

COPYRIGHT 2017, OLSON ENGINEERING, INC.

GREEN MOUNTAIN PH. 3
JOB NO. 8938.01.02

SHEET
P1.0